

1 **CITY OF SANTA FE, NEW MEXICO**

2 **ORDINANCE NO. 2001-20**

3  
4  
5 **AN ORDINANCE**

6 **REPEALING SECTIONS 14-54, 14-55, 14-56, 14-57 AND 14-57A SFCC 1987 AND**  
7 **ADOPTING A NEW SECTION 14-54 RELATING TO LANDSCAPE AND SITE DESIGN**  
8 **AND AMENDING ALL APPROPRIATE SECTIONS OF CHAPTER 14 SFCC 1987 IN**  
9 **RELATION TO SUCH SECTION.**

10  
11 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

12 **Section 1. Section 14-1.2 SFCC 1987 (being Ordinance No. 1962-19, Section 28-**  
13 **17 as amended) is amended to read:**

14 *Open space* means a ground area which permanently provides light and air, as well as  
15 satisfies, in whole or in part, visual, psychological and recreational needs.

16 **Section 2. Section 14-9.6 SFCC 1987 (being Ordinance No. 1986-24, Section 18)**  
17 **is amended to read:**

18 **14-9.6 Required Information for Annexation Requests.**

19 A. All annexation requests by petition of the landowners shall be accompanied by  
20 the following:

21 (1) Letter of application;

22 (2) The annexation plat, showing:

23 (a) Boundary lines, bearings, and distances prepared by a licensed  
24 land surveyor;

25 (b) Total acreage of tract;

- (c) Existing easements: location, width, and purpose;
  - (d) Streets on and immediately adjacent to the tract: name, location and width;
  - (e) Flood plain areas for all drainage ways;
  - (f) Other conditions, such as existing structure, prominent land forms, and vegetation;
  - (g) Names of owners of record of land adjacent to the subject property excluding rights-of-way; and
  - (h) Signatures of the owners of record of the subject lands requested to be annexed.
- (3) Vicinity maps showing the allowed densities, streets, and topographical and other features of the surrounding area relating the city with the project;
- (4) A master plan showing all proposed zoning districts, vehicular and pedestrian circulation systems, utility systems, proposed grading, topography, drainage including flood plain areas, existing vegetation, archaeological and historic sites, required setbacks on arterials and other setbacks not generally required by Chapter XIV SFCC 1987;
- (5) Plans demonstrating the feasibility of servicing the area proposed for annexation with water and sanitary sewers;
- (6) Information showing the availability of gas and electricity;
- (7) Plans showing how the terrain management regulations will be met, or if terrain management is not required, storm drainage plans showing the direction of storm runoff, existing and anticipated peak discharge of storm runoff and demonstrating methods of detaining the increase in storm runoff;
- (8) Plans showing how the landscape and site planning regulations set forth

1 in Section 14-54 SFCC 1987 will be met; and

2 (9) A traffic impact statement for the proposed development. The statement  
3 shall provide data on the traffic generated by the proposed development. Using the  
4 existing traffic counts generated by the city and other sources, and the methods set forth  
5 in the highway resource board's special report 87, highway capacity manual, the  
6 statement shall also show the traffic impact on the city's relevant traffic network. The  
7 relevant traffic network includes all the subcollectors and collectors from the point of the  
8 origin at the proposed development up to and including intersections with secondary or  
9 major arterials. The statement must show the impact of the proposed development on the  
10 level of service of the relevant streets in the traffic network. Level of service refers to the  
11 categories A through F set forth by the highway capacity manual.

12 B. For annexation requests of less than twenty-five (25) acres the following shall  
13 apply:

14 (1) When a sector plan exists for areas proposed for petitioned annexation of  
15 less than twenty-five acres, then the sector plan shall fulfill the city's information  
16 requirements.

17 (2) When annexation of less than twenty-five (25) acres is initiated which  
18 would consolidate city boundaries or services or is in phase with the staging plan of the  
19 general plan, then a plan demonstrating how such consolidation shall take place, shall  
20 fulfill the informational requirements. However, if the annexation request is for the  
21 nonresidential zoning or residential zoning with a density over seven (7) units per acre,  
22 the information required is that set forth in Chapter XIV, SFCC 1987.

23 **Section 3. Section 14-17.4 SFCC 1987 (being Ordinance No. 1962-19, Section**  
24 **28-21 as amended) is amended to read:**

25 **14-17.4 Early Notification, Development Plans and Special Exceptions.**

1           A.       Early notification procedures are required for projects which involve public  
2 hearing before the planning commission or board of adjustment, as provided in subsection 14-  
3 9.13A SFCC 1987. Applicants for new construction of individual buildings or additions shall  
4 receive approval of a development plan from the planning commission prior to issuance of a  
5 building permit, if the new construction has a gross floor area of fifteen thousand (15,000) square  
6 feet or more, as provided in subsection 14-43.16 SFCC 1987. All special exceptions, except  
7 those for individual mobile homes shall require review and approval of a final development plan  
8 by the board of adjustment, as provided in subsection 14-5.4 SFCC 1987.

9           B.       After public notice as set forth in subsection 14-5.4 SFCC 1987 and subject to  
10 appropriate conditions and safeguards, the board of adjustment may permit as special exceptions:

11                   (1)       Private day-care nurseries and kindergartens as provided in subsections  
12 14-47.1 and 14-47.2 SFCC 1987;

13                   (2)       Hospitals and extended care facilities, provided:

14                           (a)       That facilities with fewer than fifty (50) beds or equivalent shall  
15 have a lot area of at least two (2) acres, and that all structures in connection with  
16 such facilities shall be at least twenty-five feet (25') from any lot line; and

17                           (b)       That facilities with over fifty (50) beds or equivalent shall have a  
18 lot area of at least five (5) acres, and that all structures in connection with such  
19 facilities shall be at least fifty feet (50') from any lot line;

20                           (c)       Applicants for a special exception allowing a hospital and  
21 extended care facility shall submit to the board of adjustment a master plan  
22 covering the entire tract proposed for development and indicating existing  
23 conditions and development for an additional area at least two hundred feet (200')  
24 from tract boundaries. This master plan shall indicate topography at two foot (2')  
25 contour intervals, and shall show existing drainage or other significant natural

1 features. Any proposed lots shall be shown and shall be in conformance with the  
2 city subdivision regulations;

3 (d) This master plan shall show, with appropriate dimensions,  
4 arrangement of buildings and their uses; off-street parking and loading facilities;  
5 open space; internal automotive and pedestrian circulation; ingress and egress  
6 from adjoining streets; service areas and facilities; drainage system; landscaping;  
7 fences and walls, the size, location, orientation and type of all signs proposed;  
8 and proposed lighting of the premises and relation to all property within two  
9 hundred feet (200') of the tract. If the applicant proposes to develop the master  
10 plan in phases, the phases and time of development shall be indicated, along with  
11 any other information requested by planning department staff;

12 (e) This master plan shall show the identity of property owners and  
13 provide evidence of unified control of property within the proposed development;

14 (3) Sheltered care facilities, provided that:

15 (a) The ratio of the floor area to lot area is no greater than .4;

16 (b) The setback from the lot line on all sides shall be twenty-five  
17 feet (25'). However, if a solid masonry wall is built around the perimeter of the  
18 property, then the setback may be five feet (5');

19 (c) Open space shall equal one hundred percent (100%) of the  
20 heated floor area. Open space shall not include parking area, streets, driveways,  
21 heated space, garages, carports, or accessory buildings; open space shall not  
22 measure less than fifteen feet (15') in any of its dimensions, shall be noted as  
23 open space on the plat; and shall meet all other requirements for common open  
24 space as per Section 14-54.8 SFCC 1987;

25 (d) No more than one (1) sign, one (1) square foot in area, hung

flush to the fence or wall of the structure shall be allowed to advertise the existence of the structure;

(e) Complaints about operation shall be determined by the city zoning inspector's office after inspection and the facility given thirty (30) days written notice to remedy the complaint. Should the operator fail to remedy the complaint within thirty (30) days after written notice, the governing body, after providing notice to the facility's operator and, an opportunity of the facility's operator to be heard, may revoke the license to operate the facility;

(f) All sheltered care facilities shall be licensed by the state;

(4) Private non-profit group homes licensed by an appropriate governing authority for neglected, abandoned, physically handicapped, retarded, mentally disabled and substance or alcohol dependent children or adults able to function without institutional care for a capacity of not more than eight (8) persons excluding one (1) or more counselor(s);

(5) Private clubs and lodges, except those the chief activity of which is a service customarily carried on as a business, provided, that no such facility shall have a lot area of less than two (2) acres; and that no structure in connection with such facility shall be closer than twenty-five feet (25') to any lot line;

(6) Public or private utilities, which, for the purpose of this subsection, shall be: an electric substation, gas regulator station, telephone exchange, water or sewage pumping station or a water storage facility; provided, that the lot area, screening against light, fumes, noise or unsightliness, protection against unattractive nuisance characteristics and protection against interference with radio and television reception shall be as required by the board of adjustment;

(7) Cemeteries, mausoleums and columbariums: provided, that the total lot

1 area shall be not less than ten (10) acres;

2 (8) Colleges and universities: provided, that the total lot area shall be not  
3 less than ten (10) acres nor minimum street frontage less than three hundred feet (300');

4 (9) Where there is a division of residential, commercial or industrial zoning  
5 districts on the same lot, off-street parking will be permitted on the portion of the lot  
6 zoned for residential uses provided that:

7 (a) Such parking lots may be permitted only between the RAC, AC,  
8 C, SC or I districts and the nearest street in the residential district;

9 (b) A solid masonry wall, not less than six feet (6') high, shall be  
10 erected along lot lines of portions of such lots adjoining residential property or  
11 undeveloped properties in the residential district;

12 (c) The source of illumination of such lots shall be designed to light  
13 only the parking area and shall not be directed towards any adjoining residential  
14 area;

15 (d) There shall be no movement of vehicles on such lots between the  
16 hours of 10:00 p.m. and 7:00 a.m., and the board of adjustment may impose  
17 greater limitations; and

18 (e) Such lots shall be used only for the temporary parking of  
19 vehicles, and there shall be specifically no sales or service activities of any nature  
20 on such lots.

21 (10) Private schools with curricula similar to conventional public school  
22 curricula, and meeting the following minimum site requirements:

<u>School Type</u>	<u>Minimum Site Size</u>	<u>Minimum Yard</u>
Elementary	5 acres	25 feet
Secondary	10 acres	50 feet

1           (11) With the exception of districts covered by historic district regulations, in  
2           which mobile homes are prohibited, single-family occupancy of a mobile home is  
3           permitted as a special exception in any residential zoning district, subject to requirements  
4           set forth in pertinent sections of this chapter. Upon the granting of a special exception by  
5           the board of adjustment, a permit shall be issued by the office of building inspection  
6           subject to satisfactory compliance with the above;

7           (12) Permanent installation of mobile homes. In any district where permanent  
8           single-family occupancy of a mobile home on an individual lot is permitted as a special  
9           exception by the board of adjustment, the following minimum standards shall apply:

10                   (a) Definitions shall be as set out in subsection 14-35.1 SFCC 1987;

11                   (b) The construction of the mobile home shall comply with the  
12           Mobile Housing Act, Sections 60-14-1 through 60-14-5 NMSA 1978;

13                   (c) The mobile home unit shall be anchored to a concrete foundation  
14           and skirted as specified by the office of building inspection;

15                   (d) The rental or lease of mobile homes used as single-family  
16           residences on individual lots shall be prohibited; and

17                   (e) Minimum requirements for lot size, front, side and rear yards,  
18           and all other standards pertaining to single-family residential land use set forth in  
19           this chapter shall apply.

20           (13) Temporary placement of mobile homes. With the exception of districts  
21           covered by historic district regulations, in which mobile homes are prohibited, temporary  
22           single-family occupancy of a mobile home on an individual lot is permitted as a special  
23           exception in any residential zoning district, subject to requirements set forth in pertinent  
24           sections of this chapter. In any district where temporary, single-family occupancy of a  
25           mobile home on an individual lot is permitted as a special exception by the board of



adjustment, the following minimum standards shall apply:

(a) Definitions shall be set out in subsection 14-35.1 SFCC 1987;

(b) The mobile home unit shall be skirted;

(c) The rental or lease of mobile homes used as temporary single-family residences on individual lots shall be prohibited; and

(d) Minimum requirements for lot size, front, side and rear yards and all other standards pertaining to single-family residential land use set forth in this chapter shall apply. Upon the granting of a special exception by the board of adjustment, a temporary permit may be issued by the office of building inspection for a period of twelve (12) months, subject to satisfactory compliance with the above requirements. This permit may be renewed one time for only for a period of up to ninety (90) days by the office of zoning administration.

(14) Neighborhood grocery stores and laundromats catering to local pedestrian trade; provided, that:

(a) A solid masonry wall not less than six feet (6') in height shall be erected along side and rear lot lines with adjoining residential lots;

(b) Off-street parking shall be provided as required by subsections 14-49.1 and 14-49.2 SFCC 1987;

(c) No more than one (1) wall sign of not more than twenty percent (20%) of the front wall area, excluding doors and windows, shall be allowed;

(d) The maximum lot area to floor area ratio shall be three to one (3:1). The maximum floor area shall be three thousand (3,000) square feet; and

(e) Permitted proximity to existing convenience grocery stores shall be based on individual review of need and areas served by existing stores.

(15) Accessory structures of a permanent, temporary or portable nature such

1 as coverings not constructed of solid building materials including but not limited to  
2 inflatable covers over swimming pools and tennis courts and such other accessory  
3 structures which exceed thirty inches (30") in height from the average ground elevation.

4 B. The special exceptions listed in this subsection, when granted, are considered  
5 granted for a specific use and intensity, any change of use or more intense use shall be allowed  
6 only if such change is approved by the board of adjustment under a special exception.

7 C. In granting these special exceptions, the board of adjustment shall determine that  
8 the building and such uses are harmonious with and adaptable to buildings, structures and uses of  
9 the abutting property and other properties in the vicinity of the premises under consideration and  
10 shall specify such requirements for the paving of streets, alleys and sidewalks, means of ingress  
11 and egress to public streets, provisions for drainage, adequate off-street parking, as provided by  
12 subsections 14-49.1 and 14-49.2 SFCC 1987, and protective screening and open space, as the  
13 board deems necessary to accomplish the proper development of the area.

14 **Section 4. Section 14-17.18 SFCC 1987 (being Ordinance No. 1982-12, Section**  
15 **11 as amended) is amended to read:**

16 **14-17.18 Common Open Space--Single-Family Attached or Detached**  
17 **Dwellings.**

18 A. It is intended that the common open space required in single family subdivisions,  
19 where the lot size has been reduced from that of a conventional subdivision, be a compensation to  
20 occupants for reduced lot size. It is further intended that common open space be usable and be  
21 provided for occupants outside of the lot, but within the subdivision.

22 B. Where the lot size is between 2,000 and 4,000 square feet, common open space is  
23 required in an amount such that the sum of the square footage of the lots in the development plus  
24 the sum of the square footage for common open space, all divided by the number of single family  
25 lots, equal no less than 4,000 square feet.

1 C. Common open space shall comply with Section 14-54.8 SFCC 1987.

2 **Section 5. Section 14-17.21 SFCC 1987 (being Ordinance No. 1987-52, Section**  
3 **21 as amended) is amended to read:**

4 **14-17.21 Common Open Space--Multiple-Family Dwellings; Development**  
5 **Plans.**

6 A. For all multiple-family dwelling units in R-1 through R-5 districts common open  
7 space is required equal to two hundred fifty (250) square feet per unit.

8 B. Common open space shall comply with Section 14-54.8 SFCC 1987.

9 C. Required on-site ponding, whether retention or detention ponding, may be  
10 coincident with required open space subject to Section 14-54.8 SFCC 1987 and any further  
11 restrictions set forth in this chapter.

12 D. Development plans are required for all multiple-family projects as defined in  
13 subsection 14-20.6 SFCC 1987. Development plans for projects in R-1 through R-5 districts with  
14 six (6) units or more shall be approved by the planning commission. A signed, original mylar of  
15 the development plan shall be filed with the city planning and land use department.

16 **Section 6. A new Section 14-17.23 SFCC 1987 is ordained to read:**

17 **14-17.23 [NEW MATERIAL]Non-Residential Open Space and Buffer**  
18 **Requirements.**

19 A. For all permitted non-residential uses in R-1 through R-5 districts open space  
20 meeting the requirements of Section 14-54.8 SFCC 1987 shall be provided at a minimum amount  
21 of 25% of the total lot area.

22 B. For all permitted non-residential uses abutting a developed residential use or  
23 undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped  
24 buffer along the common property line. The landscaped buffer shall meet all the requirements of  
25 Section 14-54.10 SFCC 1987.

1           **Section 7.       Section 14-18.10 SFCC 1987 (being Ordinance No. 1978-10 as**  
2 **amended) is amended to read:**

3           **14-18.10       Minimum Open Space.**

4           A.       If common open space is required for single-family developments as set forth in  
5 subsection 14-18.8 SFCC 1987, it shall comply with subsection 14-17.18 SFCC 1987 . Common  
6 open space shall be required for all multi-family projects and shall comply with subsection 14-  
7 17.21 SFCC 1987. Common open space shall be noted on the development plan with a  
8 description of the metes and bounds. The development plan shall restrict the use of common  
9 open space to such use, and prohibit subdivision or separation of ownership of the common open  
10 space.

11          B.       Residential open space.

12               (1)     Common and private open space shall be provided as follows:

13                   (a)     Private enclosed open space shall be provided in an amount to  
14 equal not less than one quarter of the total gross floor area of each unit. Private  
15 open space must have one or more points of direct access into the dwelling unit  
16 and must be enclosed by walls, fences, shrubs, or other landscape elements, so as  
17 to provide a sufficient sense of privacy.

18                   (b)     Common open space shall be provided in addition to private  
19 open space for developments having four or more dwelling units per lot, and in  
20 an amount to equal not less than half the total gross floor area of all buildings in  
21 the development. The common open space requirement may be waived if private  
22 open space is provided for each unit in an amount equal to the total gross floor  
23 area for that unit.

24          C.       Non-residential open space. For all permitted non-residential uses open space  
25 shall be provided at a minimum rate of 25% of the total lot area.

D. All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

**Section 8. A new Section 14-18.19 SFCC 1987 is ordained to read:**

**14-18.19 [NEW MATERIAL] Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 9. Section 14-19.10 SFCC 1987 (being Ordinance No. 1979-37) is amended to read:**

**14-19.10 Minimum Open Space Requirements.**

A. Residential open space. Common and private open space shall be provided as follows:

(1) Private enclosed open space shall be provided in an amount to equal not less than one quarter the total gross floor area of each unit. Private open space must have one or more points of direct access into the dwelling unit and must be enclosed by walls, fences, shrubs, or other landscape elements, so as to provide a sufficient sense of privacy.

(2) Common open space shall be provided in addition to private open space for developments having four or more dwelling units per lot, and in an amount to equal not less than half the total gross floor area of all buildings in the development. The common open space requirement may be waived if private open space is provided for each unit in an amount equal to the total gross floor area for that unit.

B. ~~The minimum dimension for each required private enclosed open space shall not be less than fifteen feet (15').~~ All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

~~C. Each private enclosed open see adjoining a dwelling unit shall have one (1) or more points of direct access to the dwelling unit. This open space shall be enclosed by walls;~~

~~fences, shrubs, or other landscape feature.~~

~~D. — A common open space shall be provided in addition to private enclosed open space for developments having four (4) or more dwelling units on a single site, at a gross floor area equal to not less than one-half (1/2) the total gross floor area of all buildings in the development. Exception: with the approval of the planning commission, the common open space requirements may be waived if the property owner provides private enclosed open space for each dwelling unit in an amount equal to the gross floor area.~~

~~E. — A common area, paved or not paved, which is used principally for off-street parking space and related access for automobiles, shall not qualify as a common open space area.~~

~~F. — Common open space shall be an area suitable for recreation activities as determined by city staff after review.~~

~~(Ordained as Code 1973, §36-113 Ord. #1979-37; SFCC 1981, §3-13-10; Ord. #1986-24, §33; Ord. #1986-58, §13; Ord. #1989-33, §13; Ord. #1994-30, §22)~~

**Section 10. Section 14-20.6 SFCC 1987 (being Ordinance No. 1962-19, Section 28-21 as amended) is amended to read:**

**14-20.6 Minimum Lot Area.**

A. To determine the minimum lot size for two-family or other multiple-family dwellings in the RM districts, multiply the number of dwelling units by the square footage per dwelling unit listed below.

Type of Dwelling Unit	Square Feet per Dwelling Unit
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RM-10 all multiple-family	4,356
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RM-LD all multiple-family	3,600
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RM-1 two-family	3,000
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other multiple-family	2,000
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1 RM-2 two-family \_\_\_\_\_ 3,000

2 other multiple-family \_\_\_\_\_ 1,500

3 B. The minimum lot size requirement for single-family structures in RM districts is  
4 three thousand (3,000) square feet. However, the lot size may be reduced to a minimum of two  
5 thousand (2,000) square feet if common open space is provided as set forth in Section 14-20.10  
6 SFCC 1987.

7 C. All multiple-family dwelling developments shall submit:

8 (1) A development plan for approval by staff. For the purpose of this  
9 section, "development plan" means a plan drawn to scale showing the location of existing  
10 structures: the location, lot coverage, height and gross floor area of multiple-family  
11 structures; traffic and pedestrian circulation; parking; common open space; parks if  
12 applicable; ingress and egress; walls and fences; and easements. Traffic and pedestrian  
13 circulation information is required to be shown on the plan only for developments of six  
14 (6) or more units. For projects with six (6) or more units, the signed, original mylar of  
15 the development plan shall be filed with the city planning and land use department.

16 (2) A landscape plan for common open space meeting the standards set forth  
17 in subsection 14-17.21 SFCC 1987 for approval by the planning and land use department  
18 staff; and

19 (3) Terrain management plans for approval by the subdivision engineer  
20 meeting the requirements set forth in Section 14-90 SFCC 1987.

21 **Section 11~~3~~. A new Section 14-20.10 SFCC 1987 is ordained to read:**

22 **14-20.10 [NEW MATERIAL] Minimum Open Space Requirements.**

23 A. Residential open space. Common open space shall be provided as follows:

24 (1) Single-family, attached and detached. Where the lot size is between  
25 2,000 and 3,000 square feet, common open space is required in an amount such that the

1 sum of the square footage of the lots in the development plus the sum of the square  
2 footage for common open space, all divided by the number of single family lots, equal no  
3 less than 3,000 square feet.

4 (2) Multi-family. Open space shall be provided at no less than 250 square  
5 feet per unit.

6 B. Non-residential open space. For all permitted non-residential uses open space  
7 shall be provided at a minimum rate of 25% of the total lot area.

8 C. All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

9 **Section 12. Section 14-20.10 SFCC 1987 (being Ordinance No. 1962-19, Section**  
10 **28-21 as amended) is amended to read:**

11 **14-20.11 Parking and Loading Requirements.** The minimum off-street parking  
12 and loading requirements in the RM districts are set forth in Sections 14-49 and 14-50 SFCC  
13 1987.

14 **Section 13. Section 14-20.11 SFCC 1987 (being Ordinance No. 1962-19, Section**  
15 **28-21 as amended) is amended to read:**

16 **14-20.12 Signs.** No sign which can be read from off the premises shall be erected  
17 without a building permit, except as otherwise provided in Section 14-51 SFCC 1987. All signs  
18 in this district must conform to the requirements set forth in Section 14-51 SFCC 1987.

19 **Section 14. Section 14-20.12 SFCC 1987 (being Ordinance No. 1982-12, Section**  
20 **15) is amended to read:**

21 **14-20.13 Terrain Management Requirements.** In RM districts, terrain  
22 management plans, as required by subsections 14-90.1 through 14-90.6 SFCC 1987, shall be  
23 submitted. Plans shall show compliance with terrain management standards.

24 **Section 15. Section 14-20.13 SFCC 1987 (being Ordinance No. 1982-12, Section**  
25 **16) is amended to read:**



1           **14-20.14       Landscaping Requirements.** In RM districts, screening and  
2 landscaping of public right-of-way frontages and common open space shall be as required by  
3 Section 14-54.

4           **Section 16.       Section 14-20.14 SFCC 1987 (being Ordinance No. 1982-12, Section**  
5 **17) is amended to read:**

6           **14-20.15       Common Open Space.** The requirements for common open space  
7 for single-family or multiple-family residential dwellings are as set forth in subsections  
8 14-17.18 and 14-17.21 SFCC 1987.

9           **Section 17.       Section 14-20.15 SFCC 1987 (being Ordinance No. 1982-12, Section**  
10 **18) is amended to read:**

11           **4-20.16       Park Dedication.** In RM districts, land shall be dedicated in the  
12 amount of five (5) acres per thousand (1,000) residents, or a fee in lieu of land shall be  
13 paid to the city as required by subsections 14-94.2 and 14-94.3 SFCC 1987. Common  
14 open space may be used to meet the park dedication requirements as prescribed by the  
15 aforementioned subsections. Land may be dedicated to the city or to a homeowner's  
16 association or it may be held and maintained by the owner or rental housing  
17 developments.

18           **Section 18.       Section 14-20.16 SFCC 1987 (being Ordinance No. 1982-12, Section**  
19 **15) is amended to read:**

20           **14-20.17       Calculation of Allowable Dwelling Units.**

21           A.       For RM districts the procedure outlined below shall be used to calculate the  
22 allowable dwelling units for the site:

23                   (1)       Determine the total acres in the site. The total number of acres in the site  
24 is that certified by a land surveyor or engineer licensed in this state;

25                   (2)       Determine the total floodway acres in the site. Floodway acres are as

defined by subsection 14-92.1 SFCC 1987. The floodway acres shall remain undisturbed;

(3) Subtract the sum of the acres calculated in paragraph A (2) above from the total number of acres of the site calculated in paragraph A (1) above; and

(4) Multiply the remaining acres by the gross density factor of the districts as shown in paragraph B of this subsection. The result is the allowable dwelling units for the site.

(5) Increase the allowable dwelling units for the site, if allowed by the Inclusionary Zoning Ordinance and agreed to by the property owner and the city pursuant to a housing opportunity program (HOP) agreement or in a certified HOP proposal, set forth in Section 14-96 SFCC 1987.

B. The gross density factor for RM districts is:

(1) RM-10, 10 dwelling units per acre;

(2) RM-LD, 12 dwelling units per acre;

(3) RM-1, 21 dwelling units per acre; and

(4) RM-2, 29 dwelling units per acre.

**Section 19. Section 14-20.17 SFCC 1987 (being Ordinance No. 1989-33, Section 21) is amended to read:**

**14-20.18 Visibility Triangles at Driveways.**

A. On the front property line for single family detached structures, no structure, fence, wall hedge or planting that will obstruct vision between a height of three feet (3') and eight feet (8') shall be erected, placed or maintained within the triangular area formed by the edge of the driveway and the front lot line as shown on the diagram following Chapter XIV, SFCC 1987. The size of the triangular area differs for public streets and for private streets.

B. The provisions in paragraph A of this subsection shall be waived for fences, walls, hedges or other plantings, if it can be shown that visibility will not be restricted either.

**Section 20. Section 14-20.18 SFCC 1987 (being Ordinance No. 1990-20, Section 20) is amended to read:**

**14-20.19 Highway Corridor Protection Districts.** Supplementary requirements for all RM properties located within Highway Corridor Protection districts may be found as set forth below:

A. Refer to Section 14-69 SFCC 1987 for all properties located within six hundred feet (600') of St. Francis Drive, St. Michael's Drive, or Old Pecos Trail that meet the applicability criteria for, and are located within, the South Central Highway Corridor Protection district as shown on the map at the end of this chapter.

B. Refer to Section 14-69A SFCC 1987 for all properties that front on Cerrillos Road and are located within the Cerrillos Road Highway Corridor Protection district as shown on the map at the end of this chapter.

**Section 21. A new Section 14-20.20 SFCC 1987 is ordained to read:**

**14-20.20 [NEW MATERIAL] Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 22. A new section 14-23.10 SFCC 1987 is ordained to read:**

**14-23.10 [NEW MATERIAL] Minimum Open Space Requirements.**

A. Residential open space. Common open space shall be provided as follows:

(1) Single-family, attached and detached. Where the lot size is between 2,000 and 4,000 square feet common open space is required in an amount such that the sum of the square footage of the lots in the development plus the sum of the square footage for common open space, all divided by the number of single family lots, equal no less than 4,000 square feet.

1                   (2)       Multi-family. Open space shall be provided at no less than 250 square  
2       feet per unit.

3           B.       Non-residential open space. For all permitted non-residential uses open space  
4       shall be provided at a minimum rate of 25% of the total lot area.

5           C.       All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

6           **Section 23.       Section 14-23.10 SFCC 1987 (being Ordinance No. 1962-19, Section**  
7 **28-21 ) is amended to read:**

8           **14-23.11       Parking and Loading Requirements.** The minimum off-street parking  
9       and loading requirements in this district are as set forth in Sections 14-49 and 14-50 SFCC 1987.

10          **Section 24.       Section 14-23.11 SFCC 1987 (being Ordinance No. 1964-20, Section**  
11 **1) is amended to read:**

12          **14-23.12       Signs.** No signs intended to be read from off the premises shall be  
13       erected without a building permit, except as otherwise provided in Section 14-51 SFCC 1987.  
14       All signs in C-1 districts must conform to the requirements set forth in Section 14-51 SFCC 1987.

15          **Section 25.       Section 14-23.12 SFCC 1987 (being Ordinance No. 1992-20, Section**  
16 **3) is amended to read:**

17          **14-23.13       Highway Corridor Protection Districts.** Refer to Section 14-69 SFCC  
18       1987 for supplementary requirements pertaining to C-1 properties located within six hundred feet  
19       (600') of St. Francis Drive, St. Michael's Drive, or Old Pecos Trail that meet the applicability  
20       criteria for, and are located within, the South Central Highway Corridor Protection district as  
21       shown on the map at the end of this chapter.

22          **Section 26.       Section 14-23.13 SFCC 1987 (being Ordinance No. 1999-12, §27 ) is**  
23 **amended to read:**

24          **14-23.14       Development Plans and Early Notification.**

25          A.       Notwithstanding any Code provisions to the contrary, applicants for new

1 construction of individual buildings or additions shall meet early notification requirements as set  
2 forth in subsection 14-9.13A SFCC 1987 and shall receive approval of a development plan from  
3 the planning commission prior to issuance of a building permit, if the new construction has a  
4 gross floor area of:

5 (1) Thirty thousand (30,000) square feet or more and is located within any  
6 zoning district of the city;

7 (2) Fifteen thousand (15,000) square feet in a residential district or within  
8 two hundred feet (200') including public rights-of-way of residential zoning districts R-1  
9 through R-5, R-7, R-7-I, RC-5, RC-8, RM, RAC, AC, PRC, PRRC, and MH shall require  
10 the approval of a development plan by the planning commission prior to issuance of a  
11 building permit. The requirements of this paragraph do not apply to the I-1 districts  
12 which have specific regulations pertaining to this matter.

13 B. Preliminary and final development plans are combined into one development  
14 plan submittals and review except where separate preliminary and final development plans are  
15 specifically required by other provisions of this chapter.

16 C. The requirements of this section do not apply if the building was part of a  
17 development plan approved as part of a rezoning or other action before the planning commission  
18 or by the board of adjustment or of a site plan approval in a C-4 or HZ district for which the early  
19 notification process set forth in subsection 14-9.13A SFCC 1987 was required.

20 D. The provisions of this section shall apply where the cumulative square footage of  
21 multiple permits meets or exceeds the criteria in paragraph A above when the permits are for  
22 coordinated development of a project comprising multiple buildings, including phased projects  
23 and projects involving development of adjoining commonly-owned parcels.

24 E. The provisions of this subsection shall not to the construction of single-family  
25 dwellings on lots created prior to the effective date of this subsection or to the construction of

single-family dwellings on lots within a subdivision which was subject to early notification.

**Section 27. A new Section 14-23.15 SFCC 1987 is ordained to read:**

**14-23.15 [NEW MATERIAL]Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 28. A new Section 14-24.10 SFCC 1987 is ordained to read:**

**14-24.10 [NEW MATERIAL]Minimum Open Space Requirements.**

A. Residential open space. Private enclosed open space shall be provided for dwelling units permitted per subsection 14-24.3, paragraph B SFCC 1987, in an amount to equal not less than one quarter the total gross floor area of the unit.

B. Residential open space may be credited toward the total open space requirement.

C. Non-residential open space. For all permitted non-residential uses open space shall be provided at a minimum rate of 25% of the total lot area.

D. All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

**Section 29. Section 14-24.10 SFCC 1987 (being Ordinance 1962-19, Section 28-21) is amended to read:**

**14-24.11 Parking and Loading Requirements.** The minimum off-street parking and loading requirements in a C-2 district are set forth in Sections 14-49 and 14-50 SFCC 1987.

**Section 30. Section 14-24.11 SFCC 1987 (being Ordinance 1964-20, Section 1) is amended to read:**

**14-24.12 Signs.** No sign intended to be read from off the premises shall be erected without a building permit except as otherwise provided in Section 14-51 SFCC 1987. All signs in a C-2 district shall conform to the standards in Section 14-51 SFCC 1987.

**Section 31. Section 14-24.12 SFCC 1987 (being Ordinance No. 1992-20, Section**

1 **4) is amended to read:**

2 **14-24.13 Highway Corridor Protection Districts.** Supplementary requirements  
3 for all C-2 properties located within Highway Corridor Protection districts may be found as set  
4 forth below:

5 A. Refer to Section 14-69 SFCC 1987 for all properties located within six hundred  
6 feet (600') of St. Francis Drive, St. Michael's Drive, or Old Pecos Trail that meet the applicability  
7 criteria for, and are located within, the South Central Highway Corridor Protection district as  
8 shown on the map at the end of this chapter; and

9 B. Refer to Section 14-59A SFCC 1987 for all properties that front on Cerrillos  
10 Road and are located within the Cerrillos Road Highway Corridor Protection District as shown on  
11 the map at the end of this chapter.

12 **Section 32. Section 14-24.13 SFCC 1987 (being Ordinance No. 1999-12 Section**  
13 **27) is amended to read:**

14 **14-24.14 Development Plans and Early Notification.**

15 A. Notwithstanding any Code provisions to the contrary, applicants for new  
16 construction of individual buildings or additions shall meet early notification requirements as set  
17 forth in subsection 14-9.13A SFCC 1987 and shall receive approval of a development plan from  
18 the planning commission prior to issuance of a building permit, if the new construction has a  
19 gross floor area of:

20 (1) Thirty thousand (30,000) square feet or more and is located within any  
21 zoning district of the city;

22 (2) Fifteen thousand (15,000) square feet in a residential district or within two  
23 hundred feet (200') including public rights-of-way of residential zoning districts R-1 through R-5,  
24 R-7, R-7-I, RC-5, RC-8, RM, RAC, AC, PRC, PRRC, and MH shall require the approval of a  
25 development plan by the planning commission prior to issuance of a building permit. The

requirements of this paragraph do not apply to the I-1 districts which have specific regulations pertaining to this matter.

B. Preliminary and final development plans are combined into (1) development plan submittals and review except where separate preliminary and final development plans are specifically required by other provisions of this chapter.

C. The requirements of this section do not apply if the building was part of a development plan submittals and review except where separate preliminary and final development plans are specifically required by other provisions of this chapter.

D. The provisions of this section shall apply where the cumulative square footage of multiple permits meets or exceeds the criteria in paragraph A above when the permits are for coordinated development of a project comprising multiple buildings, including phased projects and projects involving development of adjoining commonly-owned parcels.

E. The provisions of this subsection shall not to the construction of single-family dwellings on lots created prior to the effective date of this subsection or to the construction of single-family dwellings on lots within a subdivision which was subject to early notification procedures.

**Section 33. A new Section 14-24.15 SFCC 1987 is ordained to read:**

**14-24.15 [NEW MATERIAL] Buffer requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 34. A new Section 14-25.10 SFCC 1987 is ordained to read:**

**14-25.10 [NEW MATERIAL] Minimum Open Space Requirements.**

A. Residential open space. Common open shall be provided as follows:

(1) Single-family, attached and detached. Where the lot size is between



2,000 and 3,000 square feet common open space is required in an amount such that the sum of the square foot the lots in the development plus the sum of the square footage for common open space, all divided by the number of single family lots, equal no less than 3,000 square feet.

(2) Multi-family. 250 square feet per unit.

B. Non-residential open space. For all permitted non-residential uses open space be provided at a minimum rate of 25% of the total lot area.

C. All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

**Section 35. Section 14-25.10 SFCC 1987 (being Ordinance No. 1982-25, Section 10 as amended) is amended to read:**

**14-25.11 Maximum Height of Structures.** A structure in an H district shall be subject to the height requirements set forth in subsection 14-70.20 SFCC 1987. Outside an H district, as set forth in subsection 14-70.20 SFCC 1987, except as provided in subsection 14-53.5 SFCC 1987, no portion of any structure in the C-4 overlay district shall exceed twenty-four feet (24') in height. The height of any existing structure which conforms to the underlying zoning district but exceeds the C-4 maximum height limit, is exempt from the twenty-four feet (24') height restriction providing no additions are made to the existing structure which increases its height.

**Section 36. Section 14-25.11 SFCC 1987 (being Ordinance No. 1982-25, Section 11) is amended to read:**

**14-25.12 Parking and Loading Requirements.** The minimum off-street parking and loading requirements in the C-4 overlay district are the same as set forth in Sections 14-49 and 14-50 SFCC 1987.

**Section 37. Section 14-25.12 SFCC 1987 (being Ordinance No. 1982-25, Section 12) is amended to read:**

1           **14-25.13        Signs.** No signs intended to be read from off the premises shall be  
2 erected without a building permit, except as otherwise provided in Section 14-51 SFCC 1987.  
3 All signs in the C-4 overlay district must conform to the requirements set forth in Section 14-51  
4 SFCC 1987.

5           **Section 38.        Section 14-25.13 SFCC 1987 (being Ordinance No. 1982-25, Section**  
6 **13 as amended) is amended to read:**

7           **14-25.14        Standards.** Commercial uses, as specified by the C-4 overlay district  
8 are permitted provided that the following standards are met:

9           A.        On new construction, a six foot (6') high wall is required at the rear of the  
10 property, to buffer noise caused by traffic on St. Francis Drive, except as provided for in  
11 subsection 14-70.20 SFCC 1987.

12           B.        In addition to the parking and loading requirements, all egress from commercial  
13 parking areas is required to exit in a forward motion. No backing of a vehicle onto St. Francis  
14 Drive is allowed.

15           **Section 39.        Section 14-25.14 SFCC 1987 (being Ordinance No. 1982-25, Section**  
16 **14 as amended) is amended to read:**

17           **14-25.15        Application for Rezoning.**

18           A.        Application for C-4 overlay district zoning shall be accompanied by a site plan  
19 drawn to scale and showing the arrangement of the proposed building together with the essential  
20 requirements such as lot area, parking, location of buildings and uses to be included, gross floor  
21 area and height of buildings, means of ingress and egress to public streets, and other plans as may  
22 be required by the planning division.

23           B.        Rezoning of these tracts will be on a case by case basis pursuant to the  
24 procedures set out in Section 14-9 SFCC 1987.

25           C.        In addition, rezoning of tracts of land with direct vehicular applications,

1 consideration by the planning commission and the governing body, the approval or disapproval of  
2 curb cuts onto St. Francis Drive. The approval of the plan will be the basis for development of  
3 the property. Any variance from the plan is prohibited unless first approved by the board of  
4 adjustment as set out in the procedures in subsections 14-5.1 through 14-5.4 SFCC 1987.

5 D. The signed, original mylar of the development plan shall be filed with the city  
6 planning and land use department.

7 **Section 40. A new Section 14-25.16 SFCC 1987 is ordained to read:**

8 **14-25.16 [NEW MATERIAL] Buffer Requirements.** For all permitted non-  
9 residential uses abutting a developed residential use or undeveloped R district, the non-residential  
10 use shall provide a minimum 15 foot landscaped buffer along the common property line. The  
11 landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

12 **Section 41. A new Section 14-27.10 SFCC 1987 is ordained to read:**

13 **14-27.10 [NEW MATERIAL] Minimum Open Space Requirements.**

14 A. Residential open space. Private enclosed open space shall be provided for  
15 dwelling units permitted per subsection 14-27.3, in an amount to equal not less than one quarter  
16 the total gross floor area of the unit.

17 B. Residential open space may be credited toward the total open space requirement.

18 C. Non-residential open space. Non-residential uses open space shall be provided at  
19 a minimum rate of 25% of the total lot area.

20 D. All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

21 **Section 42. Section 14-27.10 SFCC 1987 (being Ordinance No. 1962-19, Section**  
22 **28-21 as amended) is amended to read:**

23 **14-27.11 Parking and Loading Requirements.** The parking and loading  
24 requirements for an I-1 district shall be as set forth in Sections 14-49 and 14-50 SFCC 1987.

25 **Section 43. Section 14-27.11 SFCC 1987 (being Ordinance No. 1964-20, Section**

1 **1) is amended to read:**

2 **14-27.12 Signs.** No sign intended to be read from off the premises shall be  
3 constructed without a building permit, except as otherwise provided in Section 14-51 SFCC 1987.  
4 All signs in an I-1 district shall conform to the requirements of Section 14-51 SFCC 1987.

5 **Section 44. Section 14-27.12 SFCC 1987 (being Ordinance No. 1992-20, Section**  
6 **5) is amended to read:**

7 **14-27.13 Highway Corridor Protection Districts.** Supplementary requirements  
8 for all I-1 properties located within highway corridor protection districts may be found as set forth  
9 below:

10 A. Refer to Section 14-69 SFCC 1987 for all properties located within six hundred  
11 feet (600') of St. Francis Drive, St. Michael's Drive, or Old Pecos Trail that meet the applicability  
12 criteria for, and are located within, the South Central Highway Corridor Protection district as  
13 shown on the map at the end of this chapter; and

14 B. Refer to Section 14-69A SFCC 1987 for all properties that front on Cerrillos  
15 Road and are located within the Cerrillos Road Highway Corridor Protection district as shown on  
16 the map at the end of this chapter.

17 **Section 45. Section 14-27.13 SFCC 1987 (being Ordinance No. 1995-8, Section 1**  
18 **as amended) is amended to read:**

19 **14-27.14 Development Plan Review.**

20 A. *Applicability.* This subsection 14-27.14 shall only apply to applications for  
21 building permits on land within the I-1 zone.

22 (1) New developments on any lots or tracts adjacent to residential zones  
23 excluding the county jail; and

24 (2) Additions or alterations to existing developments on any lots or tracts  
25 adjacent to residential zones for which any of the following is true:

1 (a) The addition will result in an increase of required off-street  
2 parking spaces by more than ten (10) spaces;

3 (b) The addition will increase by more than twenty percent (20%) or  
4 more than two thousand (2,000) square feet of the existing gross square foot floor  
5 area; or

6 (c) The height of the addition, either alone or as combined with  
7 existing structures will increase the height of the existing buildings by twenty  
8 percent (20%) or more.

9 B. *Requirement of Approved Development Plan.* No building permit or certificate  
10 of occupancy with a change to a more intensive zone classification shall be issued except in  
11 accordance with a development plan approved by the planning commission for the lot or tract in  
12 which such a use is to be located.

13 C. *Submittal Requirements.* Applicants for I-1 light industrial developments shall  
14 submit:

15 (1) A development plan for approval by the planning commission. For the  
16 purpose of this section, “development plan” means a plan drawn to scale showing the  
17 locations of existing and new structures; location map, lot coverage; height and gross  
18 floor area of structures; lot area; the placement and arrangement of buildings; and the  
19 uses to be included, proposed lighting of the premises and relation to all property within  
20 two hundred feet (200’) of the lot or tract; internal vehicular and pedestrian circulation;  
21 vehicular and pedestrian ingress and egress from adjoining streets; recorded and proposed  
22 elements; location of off-street parking and loading facilities; any significant natural  
23 features, including drainage and vegetation; location and type of landscaping; and the  
24 type of visual screening such as walls, fences and landscaping. If it is proposed to  
25 develop the plan in phases, the phases of development shall be indicated, along with any

1 other information requested by the planning department; and

2 (2) The signed original mylars of the development plan shall be filed with  
3 the planning and land use department and shall be the basis for issuance of building  
4 permits and for acceptance of public dedications.

5 **Section 46. Section 14-27.15 SFCC 1987 (being Ordinance No. 1999-12, §27) is**  
6 **amended to read:**

7 **14-27.15 Development Plans and Early Notification.**

8 A. Notwithstanding any Code provisions to the contrary, applicants for new  
9 construction of individual buildings or additions shall meet early notification requirements as set  
10 forth in subsection 14-9.13A SFCC 1987 and shall receive approval of a development plan from  
11 the planning commission prior to issuance of a building permit, if the new construction has a  
12 gross floor area of:

13 (1) Thirty thousand (30,000) square feet or more and is located within any  
14 zoning district of the city;

15 (2) Fifteen thousand (15,000) square feet in a residential district or within  
16 two hundred feet (200') including public rights-of-way of residential zoning districts R-1  
17 through R-5, R-7, R-7-I, RC-5, RC-8, RM, RAC, AC, PRC, PRRC, and MH shall require  
18 the approval of a development plan by the planning commission prior to issuance of a  
19 building permit. The requirements of this paragraph do not apply to the I-1 districts  
20 which have specific regulations pertaining to this matter.

21 B. Preliminary and final development plans are combined into (1) development plan  
22 submittals and review except where separate preliminary and final development plans are  
23 specifically required by other provisions of this chapter.

24 C. The requirements of this section do not apply if the building was part of a  
25 development plan submittals and review except where separate preliminary and final

development plans are specifically required by other provisions of this chapter.

D. The provisions of this section shall apply where the cumulative square footage of multiple permits meets or exceeds the criteria in paragraph A above when the permits are for coordinated development of a project comprising multiple buildings, including phased projects and projects involving development of adjoining commonly-owned parcels.

E. The provisions of this subsection shall not to the construction of single-family dwellings on lots created prior to the effective date of this subsection or to the construction of single-family dwellings on lots within a subdivision which was subject to early notification procedures.

**Section 47. A new Section 14-27.16 SFCC 1987 is ordained to read:**

**14-27.16 [NEW MATERIAL] Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 48. A new Section 14-28.10 SFCC 1987 is ordained to read:**

**14-28.10 [NEW MATERIAL] Minimum Open Space Requirements.**

A. Residential open space. Private enclosed open space shall be provided for dwelling units permitted per subsection 14-28.3, in an amount to equal not less than one quarter the total gross floor area of the unit.

B. Residential open space may be credited toward the total open space requirement.

C. Non-residential open space. For all permitted non-residential uses open space shall be provided at a minimum rate of 25% of the total lot area.

D. All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

**Section 49. Section 28.10 SFCC 1987 (being Ordinance No. 1962-19, Section 28-21) is amended to read:**

1           **14-28.11       Parking and Loading Requirements.** The minimum off-street parking  
2 and loading requirements in an I-2 district shall be as set forth in Sections 14-49 and 14-50 SFCC  
3 1987.

4           **Section 50.       Section 14-28.11 SFCC 1987 (being Ordinance No. 1964-20, Section**  
5 **1) is amended to read:**

6           **14-28.12       Signs.** No sign intended to be read from off the premises shall be erected  
7 without a building permit, except as otherwise provided in Section 14-51 SFCC 1987. All signs  
8 in an I-2 district shall conform with Section 14-51 SFCC 1987.

9           **Section 51.       Section 14-28.12 SFCC 1987 (being Ordinance No. 1999-12, §27) is**  
10 **amended to read:**

11           **14-28.13       Development Plans and Early Notification.**

12           A.       Notwithstanding any Code provisions to the contrary, applicants for new  
13 construction of individual buildings or additions shall meet early notification requirements as set  
14 forth in subsection 14-9.13A SFCC 1987 and shall receive approval of a development plan from  
15 the planning commission prior to issuance of a building permit, if the new construction has a  
16 gross floor area of:

17                   (1)     Thirty thousand (30,000) square feet or more and is located within any  
18 zoning district of the city;

19                   (2)     Fifteen thousand (15,000) square feet in a residential district or within  
20 two hundred feet (200') including public rights-of-way of residential zoning districts R-1  
21 through R-5, R-7, R-7-I, RC-5, RC-8, RM, RAC, AC, PRC, PRRC, and MH shall require  
22 the approval of a development plan by the planning commission prior to issuance of a  
23 building permit. The requirements of this paragraph do not apply to the I-1 districts  
24 which have specific regulations pertaining to this matter.

25           B.       Preliminary and final development plans are combined into (1) development plan



submittals and review except where separate preliminary and final development plans are specifically required by other provisions of this chapter.

C. The requirements of this section do not apply if the building was part of a development plan submittals and review except where separate preliminary and final development plans are specifically required by other provisions of this chapter.

D. The provisions of this section shall apply where the cumulative square footage of multiple permits meets or exceeds the criteria in paragraph A above when the permits are for coordinated development of a project comprising multiple buildings, including phased projects and projects involving development of adjoining commonly-owned parcels.

E. The provisions of this subsection shall not to the construction of single-family dwellings on lots created prior to the effective date of this subsection or to the construction of single-family dwellings on lots within a subdivision which was subject to early notification procedures.

**Section 52. A new Section 14-28.14 SFCC 1987 is ordained to read:**

**14-28.14 [NEW MATERIAL]Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 53. Section 14.29.8 SFCC 1987 (being Ordinance No. 1980-51 as amended) is amended to read:**

**14-29.8 Required Landscape Areas.** Front yards and side yards shall be landscaped in conformance with highway corridor or per the open space requirements of Section 14-54.8 SFCC 1987. A fifty foot (50') landscape buffer will be adhered to along any major roadway that borders on the park such as, but not limited to I-25, Rodeo Road, St. Francis Drive and Cerrillos Road. A ten foot (10') landscape buffer is required along all interior roads.

1           **Section 54.     Section 14-29.9 SFCC 1987 (being Ordinance No. 1980-51 as**  
2 **amended) is amended to read:**

3           **14-29.9           Minimum Open Space Requirements.**

4           A.       Residential open space. Private enclosed open space shall be provided for  
5 dwelling units permitted per subsection 14-29.3, in an amount to equal not less than one half the  
6 total gross floor area of the unit.

7           B.       Residential open space may be credited toward the total open space requirement.

8           C.       Non-residential open space. Open space shall be provided at a minimum rate of  
9 35% for all lots for which one quarter or more of the lot is situated within a Highway Corridor  
10 Protection District. For all other lots in the BIP district open space shall be provided at a  
11 minimum rate of 30%.

12          D.       All open space shall meet the requirements of Section 14-54.8 SFCC 1987.

13           **Section 55.     New Section 14-29.16 SFCC 1987 is ordained to read:**

14           **14-29.16       [NEW MATERIAL] Buffer Requirements.** For all permitted non-  
15 residential uses abutting a developed residential use or undeveloped R district, the non-residential  
16 use shall provide a minimum 15 foot landscaped buffer along the common property line. The  
17 landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

18           **Section 56.     Section 14-30.12 SFCC 1987 (being Ordinance No. 1982-12, Section**  
19 **20) is amended to read:**

20           **14-30.12       Minimum Open Space and Buffer Requirements.** In PUD districts  
21 the minimum open space and buffer requirements shall be as per the underlying district.

22           **Section 57.     Section 14-30.13 SFCC 1987 (being Ordinance No. 1982-12, Section**  
23 **21 as amended) is amended to read:**

24           **14-30.13       Minimum Lot Area.** The minimum lot area for single-family structures  
25 is as set forth for the underlying zoning.

1           **Section 58.     Section 14-33.2 SFCC 1987 (being Ordinance No. 1966-22, Section 2**  
2 **as amended) is amended to read:**

3           **14-33.2           Permitted Principal Uses and Structures, SC-1.**

4           A.     The principal uses and structures permitted in the SC-1 districts are:

5                   (1)     Retail establishments, including supermarkets; drugstores; bakeries; meat  
6                   markets; liquor stores; hardware, paint and wallpaper stores; camera shops; florists'  
7                   shops; gift shops; hobby shops; stationery shops; bookstores, apparel shops; shoe stores;  
8                   variety stores; jewelry stores; stores for sales of gardening supplies and equipment; movie  
9                   theaters; and bowling alleys;

10                   (2)     Eating and drinking establishments;

11                   (3)     Personal service establishments, including barbershops; beauty shops;  
12                   cleaning and laundry agencies; shoe repair shops, repair establishments for household  
13                   articles and appliances, except those with internal combustion engines;

14                   (4)     Offices and studios, medical and dental offices and clinics and financial  
15                   institutions;

16                   (5)     Mini-storage units providing the following standards are met:

17                           (a)     A wall and/or fencing plan shall be submitted for staff review  
18                           and approval prior to issuance of a building permit. Fences or walls shall provide  
19                           a visual buffer or screen and be constructed of opaque materials compatible with  
20                           the shopping center development;

21                           (b)     A landscape plan meeting all the requirements of Section 14-54  
22                           shall be submitted to city staff for approval prior to issuance of a building permit;

23                           (c)     The architecture shall be compatible with the SC-1 as approved  
24                           by city staff. The architecture of the mini-storage unit shall utilize similar  
25                           materials, colors and design theme as the shopping center. One (1) residential

unit excluding mobile, modular, and trailer homes is allowed as part of the storage unit development but this unit shall be architecturally compatible with the storage units. No portion of the storage units or the residential unit shall exceed one (1) story in height; and

(d) Lighting shall be of a nature that is not intrusive to surrounding residential uses.

(6) Churches; and

(7) Human services establishments which meet the following requirements:

(a) Parking as per Section 14-49 SFCC 1987; and,

(b) Open space as per subsection 14-17.21 SFCC 1987 for each lodging unit which contains kitchen facilities.

B. All sales, service, storage and display shall be within completely enclosed buildings and no goods shall be produced except for sale at retail on the premises.

**Section 59. Section 14-33.12 SFCC 1987 (being Ordinance No. 1966-22, Section 2 as amended) is amended to read:**

**14-33.12 Site Development Requirements.**

A. The requirements for minimum yards in SC districts shall be equivalent to the minimum yard requirements in any adjoining zoning district.

B. The minimum open space requirement in SC districts is 25% of the total lot area. Open shall meet all the requirements of Section 14-54.8 SFCC 1987.

C. The planning commission may, as a condition of preliminary or final approval, require specific conditions and safeguards as it deems necessary to ensure that the SC development will not adversely affect surrounding property and that it will carry out the general object and purpose of the SC section. Such specific conditions and safeguards may include but not be restricted to:

(1) Setbacks or yard requirements in excess of the minimum requirements;

(2) Landscape development and maintenance, including walkways and ornamental planting to break up large expanses of pavement in parking lots and screening for protection of adjoining residential areas;

(3) Screening from view by walls, fences or other construction;

(4) Design and placement of outdoor lighting and signs; and

(5) Design of vehicular and pedestrian facilities.

**Section 60. A new Section 14-33.25 SFCC 1987 is ordained to read:**

**14-33.25 [NEW MATERIAL] Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 61. Section 14-33A.3 SFCC 1987 (being Ordinance No. 1991-41, Section 4) is amended to read:**

**14-33A.3 Development Standards.**

A. The following development standards shall apply to all uses and structures in an RS district unless more stringent requirements are imposed by the applicable SC zoning, in which case the more restrictive requirements shall apply:

(1) Maximum lot coverage shall not exceed forty percent (40%).

(2) All buildings shall be set back no less than thirty feet (30') from any adjoining residential district.

(3) Parking shall be provided as set forth in Section 14-49 SFCC 1987, but notwithstanding any provisions therein to the contrary, one (1) parking space shall be provided per residential suite hotel or motel unit, plus one (1) parking space shall be provided per employee per average shift.

(4) The minimum open space requirement in RS districts is 25% of the total lot area. Open space shall meet the requirements of Section 14-54.8 SFCC 1987.

(5) The number of hotel or motel residential suite units shall not exceed twenty-nine (29) per acre.

(6) The maximum size of the land in an RS district, including all structures, circulation, parking and open space in the RS district, shall not exceed forty-nine percent (49%) of the entire SC district, and not less than five (5) acres of land shall be used for permitted uses of the SC district other than a residential suite hotel or motel.

(7) Maximum height of all structures in an RS district shall be thirty-five feet (35'). Structures shall meet the same requirements as are set forth in Section 14-58 Architectural Design Review if not located within the historic districts. If located within an historic district, structures shall meet Sections 14-70 through 14-74 as appropriate.

(8) Signs shall meet the same requirements as are set forth in subsection 14-33.15B.

B. In addition to the requirements as set forth in Paragraph A. of this subsection, any development in an RS district shall meet all requirements for the SC-1 or SC-2 District.

**Section 62. Section 14-34.13 SFCC 1987 (being Ordinance No. 1977-16, Section 1) is amended to read:**

**14-34.13 Minimum Open Space.** In an HZ district a minimum of twenty-five percent (25%) of lot area must be maintained in open space, exclusive of off-street parking areas. Open space shall meet the requirements of Section 14-54.8 SFCC 1987.

**Section 63. A new Section 14-34.17 SFCC 1987 is ordained to read:**

**14-34.17 [NEW MATERIAL] Buffer Requirements.** For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a minimum 15 foot landscaped buffer along the common property line. The

landscaped buffer shall meet all the requirements of Section 14-54.10 SFCC 1987.

**Section 64. Section 14-47.1 SFCC 1987 (being Ordinance No. 1956-34, Section 1 as amended) is amended to read:**

**14-47.1 Standards for Private Day-Care Nurseries, Facilities and Kindergartens Not Designated by the Planning Commission.** Standards for private day-care nurseries, facilities and kindergartens not designated by the planning commission are as follows:

	w/capacity	w/capacity	w/capacity
	of 6 or less	of 7 to 15	of more than
	on lot	on lot	15 on lot

A. Application Procedure:

(1) The day-care facility

is a permitted use in all districts; X X

(2) The day-care facility

is a special exception which requires

a hearing before the board of adjustment,

in all districts but C-1 and C-2; X

(3) The day-care facility is a

permitted use in C-1 and C-2 districts. X X X

B. Licensing Standards:

(1) All state licensing require-

ments must be met and a state license cur-

rently issued; X X X

(2) A business license must

be secured from the city. X X X

C. Physical Standards:

1	(1) Off-street parking of		
2	one (1) space for each ten (10) persons		
3	or part thereof, is provided;	X	X
4	(2) In residential districts, no		
5	major alterations to the structure which		
6	would prevent its use as a residence in		
7	the future, shall be allowed;	X	X
8	(3) Recreation areas shall be		
9	fenced and protected from hazards of		
10	street traffic; activities out-of-doors shall		
11	take place within fenced area;	X	X
12	(4) Appropriate landscaping es-		
13	tablishing a complete visual barrier within 2		
14	years of installation shall be required;	X	X
15	(5) Additional siting and land-		
16	scaping requirements for the play area, or		
17	a landscaped buffer no less than 10 feet		
18	wide in any dimension and as per (4) above,		
19	shall be required to alleviate increased noise;		X
20	(6) No more than one (1) sign,		
21	one (1) square foot in area, hung flush to		
22	the fence or wall of the structure shall be al-		
23	lowed to advertise the existence of the facil-		
24	ity except in C-1 and C-2 districts where		
25	Section 14-51 SFCC 1987 shall apply.	X	X



1	D. Activity Standards:		
2	(1) No outdoor activities for the		
3	children shall be allowed before 8:00 a.m.		
4	or after 6:00 p.m.;	X	X
5	(2) Outdoor group play of chil-		
6	dren shall be supervised at all times to con-		
7	trol excessive noise.	X	X
8	E. Complaint Procedure:		
9	(1) Complaints about opera-		
10	tion shall be determined by the city zoning		
11	inspector's office after inspection and the		
12	facility given thirty (30) days' written no-		
13	tice to remedy complaint;	X	X
14	(2) Should the operator fail to		
15	remedy the complaint within thirty (30)		
16	days after written notice, the governing		
17	body, after notice to and opportunity of		
18	the facility's operator to be heard, may		
19	revoke the license to operate the facility.	X	X
20	<b>Section 65. Section 14-47.2 SFCC 1987 (being Ordinance No. 1956-34, Section 1</b>		
21	<b>as amended) is amended to read:</b>		
22	<b>14-47.2 Standards Designated by the Planning Commission.</b> Standards for		
23	private day-care nurseries, facilities and kindergartens designated by the planning commission are		
24	as follows:		
25		w/capacity of 25	w/capacity of more

1		or less on lot	than 25 on lot
2	A. Application Procedure:		
3	(1) The day-care facility is a		
4	permitted use in all districts;	X	
5	(2) The day-care facility is a		
6	special exception which requires a hearing		
7	before the board of adjustment.		X
8	B. Licensing Standards:		
9	(1) All state licensing require-		
10	ments must be met and a state license		
11	currently issued;	X	X
12	(2) A business license must be		
13	secured from the city.	X	X
14	C. Physical Standards:		
15	(1) Off-street parking of one (1)		
16	space for each ten (10) persons or part		
17	thereof, is provided;	X	X
18	(2) Recreation areas shall be		
19	fenced and protected from hazards of		
20	street traffic; activities out-of-doors shall		
21	take place within fenced areas;	X	X
22	(3) A solid wall or fence, a		
23	minimum of six feet (6') high or appropriate		
24	landscaping establishing a complete visual		
25	barrier within 2 years of installation shall		

1	be required;	X	X
2	(4) Additional siting and land-		
3	scaping requirements for the recreation areas		
4	or a landscaped buffer no less than ten (10)		
5	feet wide in any dimension and as per (3) above,		
6	shall be required to alleviate increased noise;	X	
7	(5) No more than one (1) sign,		
8	one (1) square foot in area, hung flush to		
9	the fence or wall of the structure shall be		
10	allowed to advertise the existence of the		
11	facility.	X	X
12	D. Activity Standards:		
13	(1) No outdoor activities for the		
14	children shall be allowed before 8:00 a.m. or		
15	after 6:00 p.m.;	X	X
16	(2) Outdoor group play of children		
17	shall be supervised at all times to control		
18	excessive noise.	X	X
19	E. Complaint Procedure:		
20	(1) Complaints about operation		
21	shall be determined by the city zoning in-		
22	spector's office after inspection and the		
23	facility given thirty (30) days' written		
24	notice to remedy complaint;	X	X
25	(2) Should the operator fail to		

remedy the complaint within thirty (30) days  
after written notice, the governing body,  
after notice to and opportunity of the facil-  
ity's operator to be heard, may revoke the  
license to operate the facility.

X

X

**Section 66. Section 14-48.1 (being Ordinance No. 1962-19, Section 28-21 as amended) is amended to read:**

**14-48.1. Residential Use.**

A. Outside an H district a wall, fence or vertical combination of these on a residential lot shall not exceed six feet (6') in height, except in RC-5 and RC-8 districts where they shall not exceed eight feet (8') in height. The height of the wall shall be measured from the side where the ground elevation is the highest. Walls may exceed the height limit over pedestrian or vehicular gates. Walls or fences or a vertical combination of these may be built within the required setback. Walls or fences on corner lots shall be governed by subsection 14-53.2 SFCC 1987.

B. A wall or fence in an H district shall be subject to the height requirements set forth in subsection 14-70.20 SFCC 1987. Materials for walls or fences in an H district shall be subject to the H district standards set forth in Sections 14-70 through 14-74 SFCC 1987.

C. Outside an H district materials for walls or fences may be restricted by Section 14-54.10 A SFCC 1987, or by specific zoning district.

**Section 67. Section 14-48.2 (being Ordinance No. 1962-19, Section 28-21 as amended) is amended to read:**

**14-48.2 Nonresidential Use.**

A. Outside an H district, in a special exception for a neighborhood grocery store or laundromat catering to local pedestrian trade in a residential district, there shall be a solid

1 masonry wall not less than six feet (6') in height erected along side and rear lot lines with  
2 adjoining residential lots;

3 B. Outside an H district, in a special exception for a parking lot contiguous to a  
4 residential district and one or more of the RAC, AC, SC or I districts, a six foot (6') solid  
5 masonry wall shall be erected along edges of portions of such lots adjoining residential property  
6 or undeveloped property in the residential district; provided, however, that in the required front  
7 yard setback, the maximum height of a wall or fence shall be three feet;

8 C. Outside an H district, in outdoor storage yards, automobile salvage and wrecking  
9 yards, junk yards, or yards used in whole or in part for scrap or salvage operations or for  
10 processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk  
11 automobiles or secondhand automobile parts, a solid wall or fence at least six feet (6') in height  
12 with access only through solid gates which shall be kept closed when not in use, shall be erected  
13 around the entire yard. No object shall be stacked or stored higher than the minimum height of  
14 the enclosing wall or fence;

15 D. Outside an H district, in commercial districts wherever there is a parking area for  
16 more than three (3) automobiles, any part of which is within twenty-five feet (25') of a residential  
17 district and not separated by a public right-of-way, a solid masonry wall not less than four feet  
18 (4') in height shall be erected between the parking area and the residential district boundaries; and

19 E. Outside an H district, generally, a wall, fence or vertical combination of these on  
20 a nonresidential use lot may be built to a maximum height of eight feet (8') above grade. Walls  
21 and fences on corner lots shall be governed by subsection 14-53.2 of this chapter, visibility at  
22 intersections.

23 F. Outside an H district materials for walls or fences may be further restricted by  
24 Section 14-54.10 A SFCC 1987, or by specific zoning district.

25 G. Inside an H district, walls or fences shall be subject to the height regulations set

1 forth in Section 14-70.20 SFCC 1987. Materials for walls or fences in an H district shall be  
2 subject to the standards set forth in Sections 14-70 through 14-74 SFCC 1987. Walls and fences  
3 on corner lots shall be further restricted by Subsection 14-53.2 SFCC 1987, visibility at  
4 intersections.

5 **Section 68. Section 14-49.2 (being Ordinance No. 1981-58, Section 3 as amended)**  
6 **is amended to read:**

7 **14-49.2 Procedures for Securing Approval.**

8 A. An applicant for a building permit must submit plans showing the off-street  
9 parking required by this subsection.

10 B. The plans must show the location, arrangement, and dimensions of off-street  
11 parking, turning spaces, drives, aisles, and ingress and egress, all directional signs and  
12 landscaping. The landscaping section of the plan shall only be required for projects with parking  
13 lots of ten (10) spaces or more.

14 C. Landscape plans shall contain the information and meet the requirements set  
15 forth in Section 14-54 of this chapter.

16 D. An application for approval of a shared-use plan shall be filed with the zoning  
17 administrator by the owner of land and structures for which shared off-street parking spaces are to  
18 be provided. The application shall contain the information required by this subsection or deemed  
19 necessary by the zoning administrator and shall include plans showing the proposed shared  
20 facilities in relation to the uses for which they are to be provided.

21 E. Applications shall be reviewed by the zoning administrator and city engineer and  
22 approved or disapproved within thirty (30) days of filing.

23 F. Upon approval of a shared-use plan, a copy of the plan shall be filed with the  
24 zoning administrator and its contents shall:

25 (1) Be binding upon the applicants, their heirs, successors, and assigns;

1                   (2)     Limit and control the issuance and validity of all building permits and  
2                   certificates; and

3                   (3)     Restrict and limit the use and operation of all land and structures  
4                   included within the special plan to conditions and limitations specified in the plan.

5           G.       As a precondition of approval of any shared-use plan, the applicant and all  
6           owners of all land and structure for which shared off-street spaces are to be provided under the  
7           plan shall present proof to the zoning administrator that they have filed in the office of the county  
8           clerk, covenants running with the land binding them to and giving notice of such restrictions as  
9           are in the special plan.

10          H.       Pursuant to the same procedure and subject to the same limitations and  
11          requirements by which the special plan is approved and filed, any special plan may be amended  
12          or withdrawn, either partially or completely, if all land and structures remaining under the special  
13          plan and if all land and structures withdrawn from the special plan comply with this chapter.

14               **Section 69.     Section 14-49.3 (being Ordinance No. 1981-58, Section 4 as amended)**  
15               **is amended to read:**

16               **14-49.3           Off-Street Parking Space Standards; Parking Lots.** All off-street  
17               parking spaces and lots shall meet the standards set forth below and as shown on a site plan:

18           A.       They shall be designed, maintained and regulated so that no parking or  
19           maneuvering incidental to parking shall be on any public street, walk or alley except in single-  
20           family residential areas.

21           B.       They shall be designed so that vehicles can be removed without moving another  
22           automobile except in attended lots or single-family residential areas.

23           C.       They shall have barriers which prevent vehicles from extending over the public  
24           sidewalks, abutting lots or the minimum required landscaped area.

D. They shall be designed to discourage parking lot traffic from accessing directly onto major arterial streets, unless no reasonable alternative is available.

E. They shall be as shown in the illustration following Chapter XIV, SFCC 1987.

F. They shall be appropriately marked to indicate the location of the spaces.

G. For nonresidential uses and for multiple-family uses with common parking areas, parking lots shall provide the following minimum number of parking spaces designated for disabled persons.

Minimum Number of Parking Spaces Designated for Disabled Persons			
Total Spaces in Parking Lot			
1	to	25	1
26	to	35	2
36	to	50	3
51	to	100	4
101	to	300	8
301	to	500	12
501	to	800	16
801	to	1,000	20
more than 1,000			20 plus 3 for each additional 1,000

Spaces for disabled persons shall be:

(1) At least eight feet (8') in width and twenty feet (20') in length with a five foot (5') wide access aisle. One accessible space in eight shall be van accessible with an eight foot (8') access aisle.



1 (2) Designated for use by the physically disabled by the international symbol  
2 of accessibility which is marked by a sign that meets the following minimum  
3 specifications:

4 (a) A sign that is at least eight inches (8") by twelve inches (12");

5 (b) Which is composed of either steel or aluminum which is at least  
6 .063" thick;

7 (c) Which is on baked enamel with either a white image on a blue  
8 background or on a reflective image on a blue background; and

9 (d) Which is securely mounted on a solid treated steel or aluminum  
10 post which is at least forty-two inches (42") in height as measured from ground  
11 level.

12 (e) For the purpose of enforcement of the above sign specifications,  
13 all spaces that existed prior to December 25, 1989, shall comply by December  
14 25, 1990 and all spaces constructed after December 25, 1989, shall comply  
15 before an occupancy permit is granted.

16 (3) Located on the shortest possible accessible circulation route to an  
17 accessible entrance of the building. In separate parking structures or lots that do not  
18 serve a particular building, parking spaces shall be located on the shortest possible  
19 circulation route to an accessible pedestrian entrance of the parking facility.

20 (4) So located that occupants of vehicles in these spaces can go to the related  
21 building on a path which meets the following standards:

22 (a) A minimum of thirty six inches (36") wide;

23 (b) Unobstructed by bumpers, curbs, or other obstacles to  
24 wheelchairs;

25 (c) Can be accessed without going behind parked vehicles;

- 1 (d) Constructed of a hard, smooth, all weather surface;
- 2 (e) Shall be maintained by the owner on a year round basis;
- 3 (f) Slope shall not be steeper than one (1) vertical to forty-eight (48)
- 4 horizontal; and
- 5 (g) Shall be constructed according to applicable sections of the
- 6 Uniform Building Code and the American National Standards Institute.
- 7 H. Where there are less than forty (40) spaces, parking lots shall be constructed of a
- 8 six-inch (6") subgrade preparation compacted to American association of State highway and
- 9 transportation officials T-180-95% (AASHTO), with a four-inch (4") gravel surface, and drained
- 10 in such a manner to prevent erosion of the travel surface, or transport of gravel or subsurface
- 11 material into the public right-of-way or onto adjacent property.
- 12 (1) Flea markets with fewer than six (6) required parking spaces are
- 13 exempt from this requirement.
- 14 (2) Persons with flea markets in operation as of October 14, 1987
- 15 shall be given six (6) months or until April 14, 1988 to comply with this section.
- 16 However, required improvements shall be shown on a site plan before issuance
- 17 of a certificate of occupancy.
- 18 (3) All required accessible spaces shall be as per paragraph G,
- 19 above.
- 20 I. Where there are forty (40) or more spaces, parking lots shall be constructed to the
- 21 following standards:
- 22 (1) Six inches (6") of subgrade preparation compacted to AASHTO
- 23 T-180-95%; and
- 24 (2) Two inches (2") of asphalt treated material.

1 (3) All required accessible spaces shall be as per paragraph G,  
2 above.

3 J. Parking lots with forty (40) or more spaces may be permitted to meet the  
4 standards set forth in paragraph H, above, provided that all landscaped requirements, per Section  
5 14-54.8, are also met. All required accessible spaces shall be as per paragraph G, above.

6 K. Parking lots with any number of spaces may propose alternative construction  
7 techniques in order to achieve improved environmental performance, including reduced  
8 stormwater runoff, increased infiltration and groundwater recharge, improved groundwater  
9 quality, and also for aesthetic purposes in keeping with the traditional character of Santa Fe. All  
10 required accessible spaces shall be as per paragraph G, above. Proposals for alternative  
11 compliance to standard construction techniques shall be subject to review and approval by the  
12 City Engineer.

13 L. Flea market parking lots with forty (40) or more spaces are exempt from the  
14 requirements of paragraph I, and shall meet the requirements of paragraph H.

15 **DIVISION 3 LANDSCAPE AND SITE DESIGN**

16 **14-54 LANDSCAPE AND SITE DESIGN REGULATIONS.**

17 **Section 70. REPEAL. Section 14-54.1 SFCC 1987 (being Ordinance No.**  
18 **1986-44, Section 1) is repealed and a new Section 14-54.1 is ordained to read:**

19 **14-54.1 [NEW MATERIAL] Purpose and Intent.**

20 A. It is the purpose and intent of this ordinance to foster the creation of regionally  
21 appropriate, sustainable landscapes. This ordinance requires the utilization of water harvesting  
22 and encourages the development and utilization of other alternate sources of landscape irrigation  
23 water, because potable water is an increasingly scarce resource. Water conservation, water  
24 harvesting, and irrigation efficiency shall guide landscape design, installation and maintenance to  
25 foster a responsible and judicious use of our water and other natural resources.

1           B.       It is also the purpose and intent of this ordinance: to protect and promote the  
2 health and beauty of the natural setting and urban landscapes; to recognize and provide for  
3 appropriate changes in the urban context; and to protect and preserve public and private landscape  
4 resources. It is also the purpose and intent of this ordinance to enhance the appearance of the  
5 City's streets and public places in order to promote their role as community amenities and social  
6 spaces that contribute to civic pride and vitality.

7           **Section 71.     REPEAL.       Section 14-54.2 (being Ordinance No. 1986-44,**  
8 **Section 2 as amended) is repealed and a new Section 14-54.2 is ordained to read:**

9           **14-54.2       [NEW MATERIAL]   Applicability.**

10          A.       The requirements of this section apply to, and a landscape plan that demonstrates  
11 compliance with this ordinance is required with the following:

12                   (1)       Applications for subdivision plat approval, except lot split and family  
13 transfer.

14                   (2)       Applications for development plan approval.

15                   (3)       Applications for master plan approval.

16                   (4)       Applications for building permits as follows:

17                           (a)       All new construction resulting in an enclosed structure with a  
18 gross floor area greater than 500 square feet.

19                           (b)       For additions or remodeling of existing structures that disturb  
20 greater than 1000 square feet of land area, or have a valuation over eighty  
21 thousand (\$80,000) dollars. Existing landscaping or other improvements may  
22 meet the requirements of this section.

23          C.       The requirements of this section apply to and a landscape plan that demonstrates  
24 compliance with this ordinance is required for development on city owned rights-of-way, parks,  
25 building grounds, and all other city owned parcels.

1 D. The requirements of this section do not apply to the following:

2 (1) Applications for new single-family dwelling units located on lots that  
3 are less than 9,000 square feet, which shall comply with Escarpment regulations when  
4 applicable, and which shall comply when applicable with Section 14-54.6 Plant Material  
5 Standards and Section 14.56.5 SFCC 1987 Water Harvesting and Irrigation Standards.

6 (2) Interior residential remodeling.

7 (3) Properties located in the Business Capitol District which shall comply  
8 with Section 14-26 SFCC 1987.

9 E. Additional landscape requirements may apply to properties subject to Terrain  
10 Management regulations as set forth in Section 14-90 SFCC 1987, and to those located in the  
11 Escarpment Overlay District as set forth in Section 14-90A SFCC 1987. Additional landscape  
12 requirements applicable to outdoor and emergency water use are set forth in Chapter 25 SFCC  
13 1987.

14 F. Removal of existing significant vegetation shall comply with Section 14-54.6 D  
15 SFCC 1987.

16 **Section 72. REPEAL. Section 14-54.3 (being ordinance No. 1986-44, Section**  
17 **3 as amended) is repealed and a new Section 14-54.3 is ordained to read:**

18 **14-54.3 [NEW MATERIAL] Compliance and Enforcement.** The director of  
19 the planning and land use department or the director's designee shall have the authority to enforce  
20 this ordinance.

21 A. No building permit shall be issued, or development plan, master plan, or  
22 subdivision plat recommended for approval without compliance with this ordinance.

23 B. Lack of compliance with this ordinance may result in withholding or revocation  
24 of a Certificate of Occupancy.

25 C. Should the requirements of this chapter not have been met prior to the request for

1 a Certificate of Occupancy the applicant may provide a financial guarantee, as per the existing  
2 policy of the planning and land use department at the time of the request.

3 D. In any case in which more than one set of landscape requirements are applicable,  
4 the more stringent shall be applied. In the Escarpment Overlay District, compliance with both  
5 this Section and Section 14-90 A SFCC shall be required.

6 E. The director of the planning and land use department, or the director's designee,  
7 shall have discretion to allow alternate means of compliance with the requirements of this section  
8 when the proposed alternate means satisfy the intent, and are equivalent to or exceed the  
9 requirements of this section, and when:

10 (1) Site conditions, including but not limited to the configuration of the lot,  
11 topography, and/or existing vegetation make full compliance impossible or impractical;  
12 and/or;

13 (2) The proposed alternate means of compliance are appropriate to the  
14 design intent, especially in response to landscape or site design consistent with the  
15 surrounding area, or with the historic character of Santa Fe; and

16 (3) the proposed alternate means of compliance promotes water conservation  
17 and water harvesting equal to or greater than the original requirement.

18 **Section 73. REPEAL Section 14-54.4 (being ordinance No. 1986-44, Section**  
19 **4 as amended) is repealed and a new Section 14-54.4 is ordained to read:**

20 **14-54.4 [NEW MATERIAL] Landscape Plan Submittal Requirements.** When  
21 the requirements of this section apply, the following information shall be provided:

22 A. Basic site information including north arrow, scale, property lines, adjacent  
23 public rights-of-way, street names, and vicinity map.

24 B. Existing conditions:

25 (1) Existing improvements including but not limited to buildings, driveways,

sidewalks, walls, fences, and mechanical, electrical, and utility equipment including overhead and underground lines.

(2) Existing vegetation. Staff approval is required to remove or relocate existing significant vegetation per Section 14-54.6 D.

C. Landscape plan consisting of the following information:

(1) Grading details including existing and proposed contours as required by the Terrain Management Regulations, Section 14-90 SFCC 1987.

(2) Water harvesting for landscape irrigation purposes integrated with the stormwater runoff management requirements of the Terrain Management Regulations, Section 14-90 SFCC 1987. The minimum requirement is for passive water harvesting that irrigates landscape plantings.

(3) Revegetation details as required for erosion control by Terrain Management Regulations, Section 14-90 SFCC 1987.

(4) Location and description of existing and proposed fences and walls; including retaining, ornamental, and privacy; and sidewalks, patios, or other paved or finished surfaces; and other landscape installation.

(5) The following shall be included where applicable:

(a) Planting Plan, including:

1. Existing plant material to remain per Section 14-54.6 D.

The use of existing healthy vegetation in the landscape plan is recommended.

2. Existing plant material to be relocated or removed.

3. Exact location of proposed new or relocated plant material, drawn to scale, showing approximate size at maturity.

4. Plant list with: common and botanical names; quantities; size

1 at time of installation.

2 (b) Irrigation plan with water budget for year one and year three.

3 See Section 14-54.5 A. (4) SFCC 1987 for irrigation requirements.

4 (c) Location and dimension of proposed water feature.

5 (d) Open space calculations, with open space clearly delineated.

6 (e) Connections to the city's open space, and urban trail and bicycle  
7 commuter system and plans in place at the time of submittal.

8 (f) Vehicle circulation with dimensions.

9 (g) Parking layout containing:

10 1. Number and size of automobile parking spaces.

11 2. Number and location of bicycle parking spaces.

12 3. Delivery vehicle parking and idling zones for  
13 delivery vehicles that do not fit in a standard parking slot.

14 (h) Mail distribution box or other shared facilities.

15 (i) Utility equipment including but not limited to: natural gas  
16 distribution equipment and electric poles, meters, transformers, and pedestals.

17 **Section 74. A New Section 14-54.5 SFCC 1987 is ordained to read:**

18 **14-54.5 [NEW MATERIAL] Water Harvesting and Irrigation Standards.**

19 A. Water conservation shall guide landscape and site planning, design, installation,  
20 and management. Landscape planning shall begin early in the development process in  
21 conjunction with the requirements of Terrain Management, Section 14-90 SFCC 1987.  
22 Landscape design shall apply the principles of xeriscape and achieve the highest industry  
23 standards for irrigation efficiency. Alternative sources of irrigation water shall be developed  
24 including harvested water from roof and site runoff. Graywater use is recommended where  
25 appropriate. Potable water shall be used as a back-up or temporary irrigation water source to the



1 greatest extent possible. The purpose of these strategies is to develop drought tolerant  
2 landscapes, and to reduce the demand on the potable water system.

3 (1) Water Harvesting:

4 (a) The landscape plan shall include passive water harvesting for  
5 landscape irrigation purposes as a minimum requirement. Passive water  
6 harvesting shall be a primary component of the stormwater management  
7 requirements. The use of active water harvesting and distribution systems for  
8 landscape irrigation is encouraged. Water harvesting shall be integrated with  
9 grading plans, stormwater management plans, erosion control plans, and  
10 landscape structural plans.

11 (b) Passive water harvesting techniques include but are not limited  
12 to:

13 1. Surface collection: swales, parking lot islands,  
14 bar ditches, detention or retention ponds, and constructed wetlands.  
15 Detention and retention ponds should be integrated landscape features,  
16 rather than single-purpose flood control ponds.

17 2. In-ground storage: soil amendments, constructed rain  
18 gardens, French drains, pumice wicks, permeable paving, and collection  
19 structures with infiltration fields or galleries. In-ground structures shall  
20 utilize techniques and materials which have been proven effective, safe  
21 and structurally sound.

22 (c) Active water harvesting systems:

23 1. Storage and distribution systems: above ground rain  
24 barrels, storage tanks and below grade cisterns, that use gravity or pumps  
25 to distribute water to an irrigation system.

2. Active water harvesting systems shall be maintained and the water used for landscape irrigation purposes. The director of the planning and land use department or the director's designee shall have the authority to inspect, test and monitor as needed, the components of active water systems including but not limited to: tanks, pumps, and controllers.

(2) Graywater:

(a) Graywater irrigation is appropriate for some landscape installations. Graywater use is regulated by the New Mexico Environmental Improvement Board, Liquid Waste Disposal Regulations, which defines minimum lot size and requires other Uniform Plumbing Code standards. Contact the New Mexico Environment Department for further information.

(3) Water Features:

(a) Water features, including but not limited to, fountains, streams, and ponds are classified as high water use.

(b) The water surface area of the feature shall not exceed twenty percent of the total allowable cool season turf area, and shall be included in the total area of cool season turf allowed as specified in Section 14-54.6 C. SFCC 1987.

(c) Water used in these installations shall be re-circulated.

(d) The water feature shall be designed to prevent seepage and leaks.

(4) Irrigation Standards:

(a) Landscape irrigation plans shall integrate water harvesting with the highest industry standards for efficient irrigation use. The development of

1 alternative sources of irrigation water is recommended including harvested water  
2 from cistern collection and gray water. Potable water irrigation may be used as a  
3 supplemental or temporary system. Irrigation designers and installers are  
4 encouraged to use the city of Santa Fe Landscape Irrigation Systems Standards as  
5 a guide to minimum specifications for irrigation systems. All new irrigation  
6 systems and major renovation of existing systems shall comply with the  
7 following standards.

8 1. A permit is required for all new irrigation system  
9 installations. A permit is required for major renovation of existing  
10 irrigation systems, which includes the installation of backflow prevention  
11 devices and the installation of additional zones.

12 2. A Uniform Plumbing Code approved backflow  
13 prevention device is required for all irrigation systems connected to the  
14 city water system including existing irrigation systems. Atmospheric  
15 vacuum breakers are the minimum required standard for above grade  
16 systems such as those connected to hose bibs and frost-free hydrants.

17 3. An automatic, digital multi-programmable controller is  
18 required for all irrigation systems installed in commercial, industrial and,  
19 multi-family residential development, with an irrigated landscaped area  
20 larger than one thousand (1000) square feet.

21 4. Hand watering for commercial, industrial and multi-  
22 family installations of less than one thousand (1000) square feet of  
23 landscaped area is allowed. Shut-off nozzles are required on hoses used  
24 for hand watering.

25 5. Irrigation system operation information including

1 recommended monthly and seasonal irrigation schedules, and water  
2 budgets based on gallons used for landscape plantings for year one and  
3 year three, shall be included on the irrigation plan or with attached  
4 documentation.

5 6. Irrigation systems shall be designed for the site specific  
6 topography, site orientation, micro-climate, prevailing winds, and soil  
7 type so as to prevent runoff, minimize evaporation, and promote  
8 infiltration.

9 7. Irrigation systems shall be designed to prevent water  
10 waste, over-watering, and to prevent overspray or drainage of water onto  
11 any paved or unplanted surface.

12 8. Planting beds shall be swaled, sloped, or recessed below  
13 grade a minimum of 2" to prevent fugitive water.

14 9. Irrigation systems shall be zoned by levels of water use.  
15 For the most efficient water use, plants with similar water use  
16 requirements shall be grouped together. Separate zones are required for  
17 permanent and temporary irrigation lines.

18 10. Overhead spray irrigation is prohibited for watering trees  
19 and shrubs. It is permitted for turf and ground cover plants and for  
20 temporary irrigation systems for revegetation with drought tolerant plant  
21 species. Spray irrigation is prohibited in areas where any dimension is  
22 less than 10 feet.

23 11. Temporary irrigation systems are allowed and  
24 encouraged in conjunction with the use of revegetation with drought  
25 tolerant plant material. Temporary irrigation systems shall be reviewed

on a case by case basis and removed after the vegetation is established.

12. Turf, sod or grass seeding of cool season species shall not be planted on slopes greater than 25%, or in areas where any dimension is less than 10 feet. Revegetation using temporary irrigation, with annual plant species used for erosion control to meet the requirements as set forth in Terrain Management Section 14-90 SFCC 1987 is exempt from this restriction.

**Section 75. A New Section 14-54.6 SFCC 1987 is ordained to read:**

**14-54.6 [NEW MATERIAL] Plant Material Standards.**

A. Plant material selection shall emphasize drought tolerant plant species and shall limit the use of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5 (-15° F) or colder. For appropriate plant material see the city of Santa Fe Plant List and consult local nurseries.

(1) Required plant material shall be installed as follows:

(a) All required deciduous trees shall be 2" caliper minimum.

(b) All required shrubs shall be 5 gallon minimum except as noted on the city of Santa Fe Recommended Plant List.

(c) All required evergreen trees shall be a minimum 6 feet in height, except as otherwise required in the Escarpment district.

(d) When more than ten trees are required by this ordinance, more than one species shall be provided.

(e) Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs, and grasses with a minimum of 1 tree and 3 shrubs per 500 square feet of required ponding area. Plants located in the bottom 1/3 of the detention or retention pond must be adaptable to periods of submersion and may

require replacement during periodic maintenance to remove silt.

(d) Any plant material required by this chapter failing to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant.

(e) Required new plant material shall be protected from damage by vehicles.

(f) New plant material shall be mulched to minimum depth of 2” and the mulch renewed yearly or as needed. Mulch may be of organic or inorganic material. Plastic sheeting is not permitted as weed barrier.

(g) It shall be the responsibility of the owner or tenant to properly maintain all materials and installation required by this section, including but not limited to: proper pruning, soil testing, fertilizing, and weeding.

B. Controlled or prohibited plant materials.

(1) As of March 1, 2002 turf grass sod or turf grass seed mixes installed within the city limits shall contain 25% or less Kentucky bluegrass.

(a) Public parks and commercial recreation areas are exempt from this restriction. These locations shall install only the minimum cool season turf required for the active recreational use.

(2) As of March 1, 2002 Russian Olive (*Elaeagnus angustifolia*) and Salt Cedar (*Tamarix* spp.) shall not be sold or installed within the city limits because of their classification as noxious weeds.

C. Turf:

(1) Warm season grasses are recommended for most turf applications. The installation of cool season turf grasses is discouraged, as they require greater quantities of irrigation water. Refer to the city of Santa Fe Recommended Plant List for specific

1 information on grass species. Cool season turf shall be limited to areas with relatively  
2 low evaporation from wind and heat and/or locations used for passive or active  
3 recreation. The total area of cool season turf shall be limited as follows.

4 a. Single-family residential units shall not install cool season turf in  
5 excess of 1000 square feet, or ten percent of the total lot area, whichever is less.

6 b. Multi-family residential developments shall not install cool  
7 season turf in excess of twenty per cent of the required common open space.

8 c. Commercial and industrial developments shall not install cool  
9 season turf in excess of 1000 square feet, or three percent of the required open  
10 space, whichever is greater.

11 d. Public parks and commercial recreation areas are exempt from  
12 this restriction. These locations shall install only the minimum cool season turf  
13 required for the active recreational use.

14 D. Existing vegetation.

15 (1) Existing healthy vegetation is an important cultural, environmental, and  
16 economic resource and shall be preserved to the greatest extent possible.

17 (2) The director of the planning and land use department or the director's  
18 designee shall review grading plans during the permit process and may require the  
19 preservation, relocation or replacement of existing significant vegetation. The following  
20 criteria shall be used to review existing significant vegetation.

21 a. Priority shall be given to preserving significant trees that provide  
22 screening, buffering, wildlife habitat and/or linkages to wildlife habitat.

23 b. Significant trees to be preserved or relocated shall be healthy and  
24 free from serious insect or parasite infestation.

25 c. Significant trees to be relocated shall be selected from areas with

adequate soil conditions for successful relocation.

d. The recommended season for relocation of piñon trees is September 15 to May 15.

e. If relocation of existing significant trees is not possible within these guidelines, then equivalent plant material shall be provided. Replacement evergreen trees shall be 6' tall or greater, replacement deciduous trees shall be 2" caliper or greater.

f. Relocated or replacement trees shall be irrigated until they are established.

(3) A minimum of 40% of significant piñon pine (*Pinus edulis*) shall be preserved, relocated on site or replaced as specified in this section. Piñon pine that are preserved or relocated on site and are a minimum of 8' tall shall substitute for two trees required elsewhere in Section 14-54.10 SFCC 1987.

(4) No existing deciduous tree 6" caliper or greater or evergreen tree over 8' shall be removed without the approval of the director of the planning and land use department or the director's designee. Trees classified as noxious weeds that are smaller than 12" caliper are exempt from this review.

(5) During construction existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the dripline. In no case shall vehicles be parked, materials or equipment be stored or stockpiled within the enclosed area. Vehicles are prohibited from parking on locations that are to be landscaped or revegetated.

(6) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion, stormwater runoff and improve the infiltration of precipitation.



(7) Destroyed vegetation shall be promptly removed in order to prevent insect infestation of healthy vegetation.

(8) The preservation of plant species classified as noxious weeds is discouraged, including Siberian Elm (*Ulmus pumila*), Russian Olive (*Elaeagnus angustifolia*) Tree of Heaven (*Ailanthus altissima*) and Salt Cedar (*Tamarix* spp.).

(9) Topsoil removed during construction shall be stockpiled on site and reused on site in landscaped areas or areas to be revegetated.

**Section 76. A New Section 14-54.7 SFCC 1987 is ordained to read:**

**14-54.7 [NEW MATERIAL] Street Tree Standards.**

A. Street trees shall be required in order to reduce heat, dust, and glare, and the need for cooling or heating; to help clean and oxygenate the air; reduce road noise; to develop continuity between developments; and to enhance the appearance of the city's streets. Consideration should be given to urban density, historic or vernacular character of the location, continuity with native vegetation and the natural landscape, and with the ability to provide water for irrigation.

B. Required street trees shall not substitute for required landscape material in parking lots, except as provided in Section 14-54.9 A (2) SFCC 1987. Street trees shall be located as follows:

(1) On major and secondary arterials one tree an average of every 30' - 40'.

(2) On all other streets one tree an average of every 25' - 35'.

(3) Alternate methods of compliance:

(a) The governing body may establish a tree planting fund, providing for a fee in lieu of street tree planting to be appropriated by district.

(b) Where street trees or planting strips are required but not practical the equivalent area in square feet and amount of plant material may be provided

elsewhere on the site with staff approval, and based on existing conditions or design intent.

(4) Location of street trees.

(a) Street trees shall be located on the subject property, adjacent to the property line.

(b) On major and secondary arterials trees shall be planted in a minimum 10 foot wide planting strip that includes the width of the sidewalk or other pedestrian way. If existing development precludes provision of the 10 foot wide planting strip, trees shall be planted in a space no smaller than 5 feet by 13 feet and preferably multiple trees in longer planting strips.

(c) Street trees should be planted in swales or basins that collect runoff and precipitation to the greatest extent possible.

(d) With staff approval and acceptance of a License Agreement with the city, street trees may be located in the right-of-way.

(e) Trees shall be located at least 15' from light standards, or so as not to impede outdoor illumination.

(f) Trees shall be located at least 15' from fire hydrants, or so as not to cause interference with hydrant operation.

(g) Street trees located under utility lines shall be selected from species that maintain a minimum of 5' of clearance from overhead utility lines at maturity.

(h) Street trees shall not be required on single family residential lots.

**Section 77. A New Section 14-54.8 SFCC 1987 is ordained to read:**

**14-54.8 [NEW MATERIAL] Open Space.**

A. The intent of common open space is to provide useable neighborhood outdoor

1 space, promote compact urban form, to screen and buffer conflicting zoning categories, and in  
2 general enhance the quality of the urban environment. When appropriate, open space should  
3 contribute to the preservation of the city's natural features, especially hillsides and arroyos.  
4 Consideration shall be given to providing wildlife habitat, especially by providing open space  
5 along arroyos, stream corridors, and linkages to other habitat areas. To the greatest extent  
6 possible, connections shall be provided to public open space and/or the urban trail system and  
7 bicycle paths, or in such a way that a future connection shall be facilitated.

8 (1) Open Space Requirements:

9 (a) Specific amounts of common open space required for individual  
10 zoning districts shall be as set forth in this Chapter.

11 (2) Residential common open space:

12 (a) The most appropriate use or uses for outdoor space shall be  
13 proposed and assessed on a case by case basis, and may include passive and/or  
14 active use.

15 (b) A minimum of 50% of common open space shall be useable  
16 space for passive and/or recreational active use, or pedestrian ways that include  
17 but are not limited to interior sidewalks and patios. Outdoor swimming pools,  
18 tennis courts, or other recreational facilities may also be included. Staff may  
19 require tot lots or other play areas and/or equipment, walking paths, benches, and  
20 lighting.

21 (c) Common open space shall not include parking areas, private  
22 streets, utility pads, driveways, gross floor area, garages, carports, or accessory  
23 buildings.

24 (d) Common open space shall be no less than 15' in any one  
25 dimension and no less than 500 square feet per segment.

1 (e) Common open space shall be dedicated to a homeowners'  
2 association, or held and maintained by the owner of rental housing developments.  
3 If dedicated to a homeowners' association there shall be covenants running with  
4 the land restricting the use of common open space to such, and prohibiting  
5 subdivision or separation of ownership of the common open space. Such  
6 restriction shall be noted on the development plan or final plat.

7 (f) At a minimum, common open space shall be planted with one  
8 tree and 2 shrubs per every 500 square feet. At least 25% of required trees and  
9 shrubs must be evergreen. Existing conditions, including native vegetation, shall  
10 be taken into consideration.

11 (g) Substitutions of equal value and appropriate to the landscape  
12 design intent may be allowed with staff approval.

13 (h) Common open space may be used to meet the park dedication  
14 requirement if it meets the standards set forth in Section 14-94.2 SFCC 1987.

15 (3) Residential private open space:

16 (a) The intent of private open space is to ensure easily available  
17 access to the outdoors in medium to high-density developments, and to provide  
18 for a sufficient sense of privacy.

19 (b) Private open space shall have one or more points of direct access  
20 into the dwelling unit, and must be enclosed by walls, fences, shrubs, or other  
21 landscape elements.

22 (c) There are no planting requirements for private open space.

23 (d) Requirements for specific zoning districts are as set forth  
24 elsewhere in this chapter.

25 (4) Non-residential open space:

1 (a) Open space shall be provided in non-residential developments in  
2 order to promote environmental health, foster a sense of openness, provide light  
3 and air, preserve existing vegetation, or provide new vegetation to help  
4 oxygenate the air, provide shade, to help control storm water runoff and erosion,  
5 as well as improve ground water quality.

6 (b) Non-residential open space shall be planted, and linkage to  
7 public open space provided, following the same requirements as for residential  
8 common open space above.

9 (c) Planting requirements are the same as for residential open space,  
10 and may be combined with other landscape requirements, including those for  
11 street tree planting and parking lots.

12 (d) The minimum dimension for non-residential open space shall be  
13 10' and cover a minimum of 300 square feet, unless the area is a component of  
14 interior parking landscape and meets the requirements for open space credits for  
15 water harvesting described in Section 14-54.8 A (4) f. SFCC 1987.

16 (e) The percentage of required open space shall be calculated on the  
17 basis of total lot area, and shall be no less than 25% unless the conditions  
18 described in Section 14-54.8 A (4) f. SFCC 1987 are met, and then the required  
19 open space may be reduced by a maximum of 10% of the total lot size. More  
20 restrictive requirements for individual zoning districts shall apply.

21 (f) In order to encourage an increase in permeable surface area, to  
22 reduce storm water runoff and erosion, to increase infiltration, and to encourage  
23 water conservation and water harvesting the required open space may be reduced  
24 as follows:

- 25 1. A passive water harvesting concept that is a primary

1 component of stormwater management shall earn an open space  
2 reduction equal to 5% of the total lot area. An active water harvesting  
3 and distribution system that is a primary component of stormwater  
4 management and that is a component of outdoor irrigation or suitably  
5 treated for indoor use shall earn an open space reduction equal to 5% of  
6 the total lot area. The total reduction in open space for water harvesting  
7 shall not exceed 10% of the total lot area. The credits shall be earned  
8 through the application of engineering calculations which shall be  
9 submitted as a part of the landscape plan and the Terrain Management  
10 Regulations, Section 14-90 SFCC 1987. The calculations shall show the  
11 percentage of water harvested and the estimated water conserved based  
12 on the required water budget in Section 14-54.5 A (4) (a) 5. 1987.

13 2. The open space reduction shall not result in an increase in  
14 parking area.

15 (5) Applicants for building permit shall not be required to lose existing  
16 parking spaces or other previously developed area in order to fulfill the open space  
17 requirement, but may not increase the intensity of a use or create an addition that would  
18 result in a decrease in open space below the minimum required, unless existing  
19 impervious surfaces are retrofitted for stormwater management as described in Section  
20 14-54.8 A (4) f. SFCC 1987

21 **Section 78. A New Section 14-54.9 SFCC 1987 is ordained to read:**

22 **14-54.9 [NEW MATERIAL] Parking Lots.**

23 A. Parking facilities are transitional spaces where users change modes of travel,  
24 from car, bus, or bicycle to pedestrian or assisted movement in wheel chairs or by other means.

1 The design of parking facilities shall safely and attractively serve all transportation modes,  
2 especially pedestrian. Parking lots shall be designed to complement and define the buildings they  
3 serve by the utilization of roadways, pedestrian ways, and interior landscaping to emphasize open  
4 space, building entrances and other site or architectural elements. Parking lots shall utilize  
5 stormwater harvesting in parking lot islands and perimeter screening strips to reduce the use of  
6 potable water irrigation.

7 (1) Perimeter screening. When ten or more off-street parking spaces are  
8 required, perimeter screening shall be provided. The purpose of perimeter screening of  
9 parking lots is to define parking areas, mitigate the view of cars and pavement, help  
10 direct traffic flow, provide continuity to streetscapes, and to obtain the environmental  
11 benefits of increased planting:

12 (a) The parking lot shall be screened from all public streets and  
13 adjacent properties. Such screening shall be accomplished by: a continuous wall  
14 3' or more in height, with trees an average of 25' on center; a hedge a minimum  
15 4' high at maturity, other vegetative screening appropriate to the landscape  
16 design intent; or any combination of the above so long as the screening objective  
17 is achieved. Topography and adjacent uses shall be taken into account to  
18 determine the most effective means of screening.

19 (2) Planting strips must be at least 6' wide unless located on a primary or  
20 secondary arterial where they shall be a minimum of 10' wide and may be combined with  
21 street tree planting. The width of the required planting strip may be reduced from 10' to  
22 5' if a continuous solid wall a minimum of 3' in height is provided, and if the following  
23 conditions are met:

24 (a) The front of the wall is no less than 5' from the back of the  
25 sidewalk; and

(b) The area between the sidewalk and the wall is planted with trees, shrubs, or other appropriate plantings, and covered with mulch to a 2" depth.

(3) Trees shall be planted in an area with a minimum dimension of 5' and containing a minimum of 75 square feet of permeable surface exclusive of curbing.

B. Interior parking lot landscape requirements.

(1) The purpose of interior planting requirements in parking lots is to provide visual relief from large expanses of cars and pavement, to provide shade in order to reduce heat and glare, to help direct traffic flow, and to reduce and control stormwater runoff.

(2) When 40 or more off-street parking spaces are required, interior lot landscaping shall be provided.

(3) No single parking area shall exceed 120 spaces unless divided into two or more sub-areas by an internal landscaped street, or landscaped pedestrian way that is a minimum 10 feet wide.

(4) A minimum of 10 square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per 90 square feet of landscaped area.

(5) Traffic islands shall have a minimum dimension of 6' and contain a minimum of 90 square feet of permeable surface exclusive of curbing; and shall be distributed throughout the lot. As a component of a storm water management plan they may be combined to facilitate water harvesting; and these combined islands shall be distributed within each sub-area.

(6) No more than 20 cars shall be parked in a row without a traffic island having a minimum area of 90 square feet including a minimum of one tree, adjacent to the length of the parking space.



1 C. Stormwater management. Stormwater runoff shall be utilized to provide  
2 irrigation for the perimeter and interior plantings to the greatest extent possible.

3 (1) Stormwater runoff water shall be harvested and infiltrated as close to  
4 where it falls as possible.

5 (2) The consolidation of planting islands is allowed to facilitate stormwater  
6 harvesting and promote plant growth. The consolidated planting islands shall be  
7 distributed in each sub-area.

8 (3) The use of bio-filtration techniques such as constructed rain gardens to  
9 filter pollutants carried by runoff is recommended.

10 D. Pedestrian circulation. When 40 or more off-street parking spaces are required,  
11 sidewalks for primary pedestrian routes shall be provided. At a minimum this shall include  
12 pedestrian ways from the primary off-site entrance or entrances to the primary building entrance  
13 or entrances.

14 (1) All pedestrian ways shall be landscaped with a minimum 6' wide  
15 planting strip on at least one side, exclusive of curbs, and trees an average of 25' feet on  
16 center, parallel to and adjacent to the walkway.

17 (2) If the planting strip abuts a row of parking the tree planting areas may be  
18 included in the interior lot landscape requirements.

19 E. Vehicle overhangs. Vehicles may not overhang the minimum required  
20 landscaped area unless the following conditions are met.

21 (1) The planting islands shall have a minimum depth of 5' plus the amount  
22 of the overhang for each side of parking, exclusive of curbing, as defined in Exhibit A,  
23 Subsection 14-49.1 SFCC 1987.

24 (2) The adjacent parking spaces may be reduced by the amount of the  
25 overhang.

(3) Either curbing or wheel stops shall be provided.

(4) Plant material shall be located outside the overhang area or shall be no greater than 12” in height at maturity.

F. Applicants for building permits shall not be required to lose existing parking spaces in order to comply with the requirements of this section, but may not add parking spaces which would add to a non-conforming situation in terms of compliance with these landscape regulations, when seeking to increase the intensity of a use or create an addition, requiring additional parking spaces.

G. Display lots and flea markets are exempt from interior pedestrian circulation requirements but are required to include interior landscape islands or swales for stormwater management. Such islands shall be planted with one deciduous tree per 1000 square feet of paved or impermeable surface area.

**Section 79. A New Section 14-54.10 SFCC 1987 is ordained to read:**

**14-54.10 [NEW MATERIAL]Screening and Buffering.**

A. Wall and Fences.

(1) For any project to which this ordinance applies, and where a proposed wall or fence would be visible from public view, walls and fences shall be wrought iron, or simulated wrought iron, wood, plastic simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed, or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material, or as may otherwise be restricted elsewhere in this chapter.

B. Residential developments on arterials.

(1) Residential developments contiguous to major or secondary arterials shall be screened from the street in order to mitigate noise and to promote residential privacy.

1                   (2)     Screening shall be accomplished by walls, fences, and the planting of  
2 trees and shrubs, or a combination of the above.

3                   (3)     The provision of plant material shall, at a minimum, conform to the same  
4 requirements as for open space set forth in Section 14-54.8 SFCC 1987.

5                   (4)     An alternative to screening shall be a 25' setback of undisturbed trees,  
6 shrubs, and grasses, or landscape treatment consisting of appropriate vegetative cover.

7       C.     Residential abutting non-residential development.

8                   (1)     Where a residential development or residential zoning district abuts a  
9 non-residential zoning district a landscaped buffer shall be provided by the non-  
10 residential development.

11                  (2)     The provision of plant material in the landscaped buffer shall, at a  
12 minimum, conform to the same requirements as for open space set forth in Section 14-  
13 54.8 SFCC 1987.

14                  (3)     The landscaped buffer may be considered part of any required open  
15 space so long as all other conditions of the open space requirement are satisfied.

16                  (4)     Specific buffer area requirements for individual zoning districts may be  
17 required as set forth elsewhere in this chapter.

18       D.     Storage, trash, and equipment.

19                  (1)     All trash areas, dumpsters, outdoor storage, service areas, ground and  
20 wall mounted mechanical and electrical equipment (excluding transformers) and  
21 pedestals shall be screened from public view and adjacent residential properties. For the  
22 purposes of this section “public view” shall mean visible to the average person from any  
23 public street, way or place.

24                  (2)     Screening shall be accomplished by walls, fences, a planting of trees  
25 and/or shrubs sufficient to accomplish the screening objective within two (2) years of

1 installation, or any combination of the above so long as the screening objective is  
2 achieved. Topography and adjacent uses shall be taken into account to determine the  
3 most effective means of screening.

4 **Section 80. A New Section 14-54.11 SFCC 1987 is ordained to read:**

5 **14-54.11 [NEW MATERIAL] Definitions.**

6 *Active water harvesting* means the containment of precipitation or run-off in a storage tank and  
7 distribution with a mechanical system, by means of gravity or a pump.

8 *Arterial* means for the purposes of this section, any street having a right-of-way of 66 feet or  
9 more.

10 *Bar ditch* means a continuous shallow ditch parallel to a roadway that collects and distributes  
11 surface run-off from the roadway and adjacent terrain.

12 *Bio-filtration* means a process where water borne pollutants are absorbed, captured, or broken  
13 down by soil, or are absorbed by plant materials.

14 *Caliper* means the diameter of the trunk of a tree as measured 6 inches above ground level, up to  
15 and including 4-inch caliper size, and 12 inches above ground for larger sizes.

16 *Cistern* means an artificial reservoir for storing water, often underground

17 *Constructed rain garden* means a shallow water retention pond where the soil is amended to a  
18 minimum depth of 18" with 1 part organic matter to 2 parts soil, planted with grasses, and/or  
19 shrubs, and/or trees; that stores water and performs bio-filtration.

20 *Constructed wetland* means an artificial wetland designed and planted to store water and filter,  
21 process, absorb, or breakdown waste products and/or pollutants.

22 *Cool season turf* means selections or combinations of Kentucky bluegrasses, perennial rye  
23 grasses, fine fescues, and tall fescues, which require large volumes and/or frequent applications of  
24 water throughout its life.

25 *Display lot* means any lot used primarily for the purpose of retail sales, and shall not include

1 items or materials located on a lot for storage purposes.

2 *French drain* means an artificial in-ground trench or other volume of rock that infiltrates and  
3 distributes water for plant material use.

4 *Fugitive water* means the pumping, flow, release, escape, or leakage of any water from any pipe,  
5 valve, faucet, connection, diversion, well, from any water supply, transport, storage disposal or  
6 delivery system or facility onto adjacent property or the public or private right -of-way, arroyo,  
7 or other water course, natural or manmade, or onto paved or non-planted landscape area.

8 *Gray water* means untreated household wastewater, which has not come, into contact with toilet  
9 waste. Gray water includes used water from bathtubs, showers, bathroom wash basins, clothes  
10 washing machines, and laundry tubs; it shall not include wastewater from kitchen sinks or  
11 dishwashers.

12 *Infiltration field or gallery* means a below grade water system that collects, infiltrates and  
13 distributes roof and surface run-off.

14 *Landscape design intent* means the project design approach, either primarily native landscape,  
15 which may incorporate non-native plant material, or urban landscape, with street trees or other  
16 urban design elements, or a combination of the above; including proposed treatment of existing  
17 vegetation, if applicable.

18 *Mulch* means material applied to the surface of the soil to decrease moisture loss and control the  
19 growth of weeds. Organic mulches include bark and wood chips, straw, grass, hay, compost, and  
20 seed shells. Inorganic mulches include rock and gravel.

21 *Noxious weed* means any living stage (including but not limited to, seeds and reproductive parts)  
22 of any parasitic or other plant of a kind, or subdivision of a kind, which is of foreign origin, is  
23 new to or not widely prevalent in the United States, and can directly or indirectly injure crops,  
24 other useful plants, livestock, or poultry or other interests of agriculture, including irrigation, or  
25 navigation or the fish and wildlife resources of the United States or the public health.

1 *Passive water harvesting* means precipitation and/or runoff collected and/or stored by surface or  
2 in ground structures with no means of mechanical distribution.

3 *Potable water* means water that is suitable for consumption by humans.

4 *Pumice wick* means an artificial in-ground trench or other volume of porous rock that stores water  
5 for plant material use.

6 *Rain barrel* means a small above ground storage tank, typically 25-200 gallons, that collects and  
7 stores roof runoff from canales, downspouts or other source.

8 *Screening* means the use of plant material or other landscape features such as walls, fences, and  
9 berms to shield undesirable views.

10 *Significant vegetation* means deciduous trees 6 inches in caliper or greater, and evergreen trees 8  
11 feet or greater in height.

12 *Soil amendment* means material added to improve the fertility, permeability, or water storage  
13 capacity of soil.

14 *Street tree* means a deciduous tree pruned for pedestrian clearance where appropriate.

15 *Sustainable* means the ability of a system to maintain processes, functions, and productivity over  
16 time utilizing a defined quantity of resources.

17 *Swale* means a depression in the ground that collects runoff, often constructed by building a  
18 continuous on contour berm.

19 *Tank* means an artificial reservoir for storing water, often above ground.

20 *Topsoil* means the uppermost part of a soil, ranging in depth from three to six inches, that can  
21 sustain vegetation and is free of caliche, trash, or toxic materials.

22 *USDA Classification Zone* means a United States Department of Agricultural system of plant  
23 hardiness classifications grouped by the ability to withstand defined temperature ranges.

24 *Warm season grass* means grass, which requires moderate infrequent applications of water  
25 throughout its life, such as Blue grama, Buffalo, and other grass species.

1 *Water feature* means an artificial ornamental water storage structure used in a landscape.

2 *Water Harvesting* means the use of any surface water, including precipitation and runoff, for  
3 irrigation.

4 *Xeriscape* means a water conserving landscape, emphasizing the use of drought tolerant plant  
5 material and efficient watering systems. The principles of xeriscape include planning and design;  
6 appropriate choice of plants; soil analysis; efficient irrigation; practical and limited use of turf;  
7 mulching; and proper maintenance.

8           **Section 81.     REPEAL.       Section 14-55 SFCC 1987 (being 1986-44, Section 7,**  
9 **as amended) is hereby repealed.**

10           **Section 82.     REPEAL.       Section 14-56 SFCC 1987 (being 1986-44, Section 5,**  
11 **as amended) is hereby repealed.**

12           **Section 83.     REPEAL.       Section 14-57 SFCC 1987 (being 1987-52, Section 35,**  
13 **as amended) is hereby repealed.**

14           **Section 84.     REPEAL.       Section 14-57A SFCC 1987 (being 1987-52, Section**  
15 **36, as amended) is hereby repealed.**

16           **Section 85.     Section 14-69.1 SFCC 1987 (being Ordinance No. 1986-25, Section 1**  
17 **as amended) is amended to read:**

18           **14-69.1       Intent.** Because openness, quiet, and continuity adjoining the highway  
19 corridors in the south central section of the city is considered a special asset that should be  
20 retained as the area develops, it is the intent of the South Central Highway Corridor ordinance to:

21           A.       Establish a clear sense of visual openness and continuity of development, as seen  
22 from major highway entrances to Santa Fe;

23           B.       Protect the openness and continuity of the existing landscape by retaining and  
24 planting native and other drought-tolerant trees, shrubs, and groundcovers, encourage the use of  
25 architectural style and scale that is representative of Santa Fe, and preserve clean air and a sense

1 of quiet; and

2 C. Specifically insure that landscaping provides an appropriate and attractive visual  
3 buffer, compatibility with neighborhood landscaping character, conservation of water by use of  
4 storm water collection and drip irrigation or other systems, plants which require low maintenance,  
5 screening of transformers and loading areas or outdoor storage, and the reduction of the potential  
6 negative impacts of noise, air pollution, lights, movement of cars, activities on site or other  
7 nuisances on adjoining properties.

8 **Section 86. Section 14-69.3 SFCC 1987 (being Ordinance No. 1986-25, Section 3**  
9 **as amended) is amended to read:**

10 **14-69.3 General Standards.** Any development on a previously vacant lot or any  
11 complete redevelopment of a previously developed lot, shall comply with these standards and  
12 landscape standards per Section 14-69.4. For purposes of this subsection “complete  
13 redevelopment” shall be removal of all existing buildings on a lot prior to the construction of any  
14 new buildings.

15 A. The minimum building setback from the edge of the right-of-way from the street  
16 shall be fifty feet (50');

17 B. The maximum building height shall be twenty-five feet (25') not including a  
18 parapet;

19 C. The maximum density for residential development shall be twenty-one (21) units  
20 per acre;

21 D. For any nonresidential permitted use a minimum of thirty-five percent (35%) of  
22 the lot and for any residential permitted use a minimum of fifty percent (50%) of the lot shall be  
23 open space, which shall meet all the requirements set forth in Section 14-54.8 SFCC 1987.

24 E. The maximum floor area ratio for office, and for professional, and medical office  
25 uses allowed in the district are:



(1)	Office	one-story	.25
		two-story	.35
(2)	Medical	one-story	.20
	Office	two-story	.30

(3) For educational, hospital, institutional and other uses allowed in the district, the open space, setback, and landscaping standards set forth in this section shall apply;

F. The uses permitted in this district are those consistent with the policies set forth in the urban area general plan;

G. Loading areas shall be screened and located on side or rear yards;

H. Outdoor storage shall not be allowed in the district;

I. Access to the property shall be approved by the city engineer and as shown on the development plan;

J. The off-site impact of site generated traffic shall be based on a study performed by the developer utilizing the latest edition of the Highway Capacity Manual. The results of the corresponding impacts shall be evaluated relative to the computed levels of service at various time frames and durations as defined by the manual. A plan for mitigating any adverse impacts shall be proposed by the developer and approved by the City Traffic Engineer prior to the issuance of any building permits. The Traffic Mitigation Plan shall be based on the results of the traffic impact study and shall include proposed improvements, a cost estimate, a construction schedule and the extent of participation by the proposed development;

K. New half or partial streets shall be prohibited in new developments. When a tract to be developed borders an existing street having a right-of-way width insufficient to conform to the minimum width standards required by these regulations, such additional right-of-way shall be platted and dedicated in such a way as would make the resulting street conform;

1 L. When nonresidential uses abut R-1 through R-7 residential densities, the  
2 following standards shall apply:

3 (1) All of the structures for the nonresidential uses shall be set back fifty feet  
4 (50') from the residential property line and a twenty-five foot (25') landscape buffer  
5 meeting the standards set forth in subsection 14-69.4 SFCC 1987 shall be located  
6 between the residential and nonresidential uses; or

7 (2) All of the structures for the nonresidential uses shall have a twenty-five  
8 foot (25') landscape buffer meeting the standards set forth in subsection 14-69.4 SFCC  
9 1987 and masonry wall or a fence as approved by city staff, located between the  
10 residential and nonresidential uses.

11 M. While it is not the purpose and intent of this section to require that existing,  
12 nonconforming buildings and parking lots be modified or altered, it is the purpose and intent of  
13 this section that additions to existing buildings and expansions to existing parking lots in no way  
14 increase, or in any way intensify, a nonconforming situation.

15 **Section 87. Section 14-69.4 SFCC 1987 (being Ordinance No. 1986-25, Section 4**  
16 **as amended) is amended to read:**

17 **14-69.4 Landscaping Standards.**

18 A. To the greatest extent possible existing natural landscaping shall not be disturbed  
19 within twenty-five feet (25') of the property line which adjoins the street right-of-way. This area  
20 shall be labeled as open space setback. No structures, fences, walls or parking are allowed in this  
21 setback;

22 B. Plant material shall be provided in the open space setback where that area has  
23 been disturbed and shall be provided for surrounding buildings and parking areas at a minimum  
24 width of five feet (5'). The intensity of landscaping shall be two (2) plants per thirty (30) square  
25 feet of required landscaped area. One-half (1/2) of the vegetation shall be at least five (5) gallon

size and one-half (1/2) shall be at least one gallon size at the time of planting. Trees shall be minimum one and one half inch (1 1/2") caliper at time of planting and be a minimum of ten percent (10%) of the total planting. If parking is provided in the front setback it shall be effectively screened by earth berms or landscaping which shall be at least four feet (4') above parking lot grade; and

C. In order to preserve natural landscaping on the banks of the arroyos, an undisturbed setback of ten feet (10') shall be retained next to the major arroyos where one hundred-year flood plains have been recorded. Terrain management regulation as set forth in this chapter are applicable to any development in the South Central Highway Corridor Protection district.

**Section 88. Section 14-69.8 SFCC 1987 (being Ordinance No. 1986-25, Section 8 as amended) is amended to read:**

**14-69.8 Required Information** In the South Central Highway Corridor Protection district, applicants for any new development on a previously vacant lot, or any complete redevelopment of a previously developed lot, per Section 14-69.3 SFCC 1987 shall submit, in addition to the requirements set forth in this chapter, the following information:

A. A development plan drawn to scale showing drainage; significant natural features; access including access to major arterials; arrangement, uses, and dimensions of buildings; parking and loading; landscaping, walls and fences; floor area ratio; open space; setbacks; and existing adjacent land uses of abutting property; and

B. Developers requesting approval of residential projects with fifty (50) units or more, or commercial projects with over ten thousand (10,000) square feet, within the South Central Highway Corridor Protection Zone shall submit, as part of the application for development plan approval, a traffic impact statement for the proposed development. The statement shall provide data on the traffic generated by the proposed development. Using the

existing traffic counts generated by the city and other sources, and the methods set forth in the highway resource board's special report 87, highway capacity manual, the statement shall also show the traffic impact on the city's relevant traffic network. The relevant traffic network includes all the subcollectors and collectors from the point of the origin at the proposed development up to and including intersections with secondary or major arterials. The statement must show the impact of the proposed development on the level of service of the relevant streets in the traffic network. Level of service refers to the categories A through F set forth by the highway capacity manual.

**Section 89. REPEAL. Section 14-69A.5 (being Ordinance No. 1992-20, Section 14) is repealed and a new Section 14-69A.5 SFCC 1987 is ordained to read:**

**14-69A.5 [NEW MATERIAL] Landscaping Standards.** Any new development on a previously vacant lot, or any complete redevelopment of a previously developed lot, shall comply with the frontage landscaping standards for the Cerrillos Road Highway Corridor Protection district as set forth in this subsection. For purposes of this subsection, “complete redevelopment” shall be the removal of all existing buildings on a lot prior to the construction of any new buildings.

A. A frontage landscaping strip within the front property line abutting and parallel to Cerrillos Road right-of-way shall be provided at the depths set forth below. However, in no case shall the frontage landscaping strip exceed twenty percent (20%) of a lot's depth.

	All lots - minimum	Lots within the same Corridor Zone
	landscape setback	as adjacent lots which provide the
		landscape setbacks set forth below
		shall match those landscape
		setbacks
Corridor Zone One	Ten Feet (10')	Fifteen Feet (15')

Corridor Zone Two      Fifteen Feet (15')      Twenty-five Feet (25')

Corridor Zone Three      Twenty Feet (20')      Thirty-five Feet (35')

Corridor Zone Four      Twenty-five Feet (25')      Forty-five Feet (45')

B. All new development and complete redevelopment shall meet the requirements set forth in Section 14-54 SFCC 1987.

C. Frontage landscaping for other types of new construction, for additions, for remodelings, and for arterials other than Cerrillos Road, shall comply with the standards set forth in Section 14-54 SFCC 1987.

**Section 90. Section 14-85.3 SFCC 1987 (being Ordinance No. 1980-60, Section 5 as amended) is amended to read:**

**14-85.3 Schedules of Required Utilities, Storm Drainage and Street Improvements.**  
Standard.

A	B	C
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x		x	A.	Public water as per franchise New Mexico public service company, except that all classes of subdivisions outside the corporate limits of the municipality are exempt from this provision;
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x	x	x	B.	Public sanitary sewer system as per city ordinance;
---	---	---	----	---

x	x	x	C.	Storm sewer system and other drainage improvements as per plans approved by the city engineer;
---	---	---	----	--

x	x	x	D.	Grading and centerline gradients as per plans approved by the city engineer;
---	---	---	----	--

x	x	x	E.	Major and secondary arterial streets; cross section as determined by the city engineer provided, however, that the cost of the improvement to the subdivider shall not exceed
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- |   |   |   |   |    |   |
|---|---|---|---|----|---|
| 1 |   |   |   |    | that which is required for improving a collector street;          |
| 2 | x | x | x | F. | Street name signs of a material and design prescribed by the      |
| 3 |   |   |   |    | governing body shall be installed by the subdivider at all street |
| 4 |   |   |   |    | intersections; and  |
| 5 | x | x | x | G. | Complete street lighting facilities as per plans approved by a    |
| 6 |   |   |   |    | city engineer; and  |
| 7 | x | x | x | H. | Landscaping as may required per Section 14-54. SFCC 1987.         |

8           **Section 91.   Section 14-90A.8 SFCC 1987 (being Ordinance No. 1992-9, Section**  
9 **7) is amended to read:**

10                   **14-90A.8       Landscaping.**

11           A.       Landscape plans as required by subsection 14-90 A.4 shall be submitted by the  
12 applicant showing compliance with the provisions of this section. Landscape plans shall be  
13 stamped by a licensed landscape architect or architect. The landscaping plan shall meet the  
14 standards set forth in Section 14-54 of this chapter.

15           B.       Except as set forth in paragraph C below, all cut and fill slopes and retaining  
16 walls more than four feet (4') high and with a grade of 3:1 or more shall have screening  
17 vegetation planted and maintained at the base of the slope and those with a grade of less than 3:1  
18 shall have screening vegetation planted and maintained on the face of the entire cut or fill slope as  
19 follows:

20                   (1)       Screening vegetation shall be planted and maintained in addition to  
21 revegetation materials required in subsection 14-90.6, and shall be indigenous evergreen  
22 trees characteristic of the immediately adjacent area. No trees are required for solid rock  
23 terrain.

24                   (2)       All trees shall be a minimum of six feet (6') high at the time of planting,  
25 and shall be planted and maintained at a density commensurate with the adjacent existing

1 natural landscape. The commensurate density shall be determined by an inventory of  
2 existing natural trees of four (4') feet or greater in height in a fifty by fifty foot square (50'  
3 x 50') within the cut or fill area prior to excavation. An inventory of the existing natural  
4 trees within the cut and fill area shall be shown on the landscape plan.

5 (3) Existing indigenous evergreen trees over six feet (6') high and located  
6 within four feet (4') of the base of the cut and fill slope may be counted toward fulfilling  
7 the number of trees required for screening.

8 (4) Cut slopes with a slope or retaining wall closer than six feet (6') from the  
9 edge of a road or driveway may be screened with a trellis supporting planted vegetation  
10 or some other similar means which creates a natural screened effect.

11 C. For public or private roads and driveways having individual cut and fill slopes  
12 and retaining walls over four feet (4') high and a combined cut and fill slope height of at least  
13 eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of indigenous  
14 evergreens as set forth in paragraph B above, is required for the fill slopes only. If combined  
15 slopes are greater than twelve feet (12'), then the cut and fill slopes shall be screened individually  
16 as set forth in paragraph B.

17 D. Slopes screened from view from any adjacent public street, way, or place by  
18 buildings, walls, or fences are exempt from the provisions of paragraphs B and C.

19 E. Where any structure is more than eight feet (8') high and no more than sixteen  
20 feet (16'), there shall be at least one (1) indigenous evergreen tree leaving exposed no more than  
21 fifty percent (50%) of the structure from the highest point on the structure to the top of the tree.  
22 Where any structure is more than sixteen feet (16') high there shall be planted at least one (1)  
23 indigenous evergreen tree at least eight feet (8') in height and not more than fifteen (15') from  
24 such structure.

25 F. There shall be one tree existing or planted of at least six feet (6') in height for

every fifteen linear feet (15') of horizontal wall of each structure which shall be located not more than fifteen feet (15') from such wall.

G. No retaining walls in the escarpment overlay district shall be greater than five feet (5') in height. When retainage greater than five (5') feet is required, retaining walls shall be set back a minimum of six (6') horizontal feet from face of wall to face of wall. Setback area grading shall not exceed a one percent (1%) cross slope and all walls shall be screened in accordance with subsection 14-90A.8.B.

H. The landscaping requirements set forth in this paragraph shall be in addition to all other landscaping requirements in this section.

I. All landscaping shall comply with the standards of Section 14-54 of this chapter.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
LARRY A. DELGADO, MAYOR

ATTEST:

\_\_\_\_\_  
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
PETER DWYER, CITY ATTORNEY

Irene/C:/Personal/Landscape and Site Design Bill - Final